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# Harborough Road North, Kingsthorpe, NN2 8LU

£350,000 Semi-Detached

3 2 2



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Department: Sales

Tenure: Freehold



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## Property Summary

A well presented three double bedroom semi-detached property with a wealth of character features and benefitting from a driveway, side access and beautifully refitted kitchen, shower room and bathroom.

## Features & Utilities

- ✓ Well Proportioned Property
- ✓ Thre Double Bedrooms
- ✓ Two Bath/Shower Rooms
- ✓ Semi-detached
- ✓ Larger than Average Generous Garden
- ✓ Off Road Parking
- ✓ Refitted Kitchen and Bathroom
- ✓ Wealth of Character Features Throughout
- ✓ Cellar
- ✓ Close Proximity to Local Amenities

# Property Overview

A well presented three double bedroom semi-detached property with a wealth of character features and benefitting from a driveway, side access and beautifully refitted kitchen, shower room and bathroom. The ground floor accommodation comprises entrance hall, sitting room with feature bay window, shower room, kitchen leading into a family/dining room to the rear leading onto the generous garden. To the first floor there are three double bedrooms and a family bathroom. To the rear is a stunning established garden accommodating a decking area, patio area, ample space for additional storage/a home office space should one be required, and fantastic lawn area. To the front of the property there is a gravelled driveway providing off road parking and side access to the house. EPC Rating: D. Council Tax Band: C.

Recently installed gas combination boiler, refitted double glazing throughout and refitted roof (A/1185/L).

## ENTRANCE HALLWAY

Enter via semi glazed timber door into hallway. Radiator. Wood effect floor. Stairs to first floor. Doors to:

## LOUNGE 3.01m max x 4.49m (9'11 X 14'9)

uPVC double glazed window to side elevation and bay window to front elevation. Radiator. Open feature fireplace and surround. Two original units either side. Coving. Carpet.

## KITCHEN 3.45m x 2.74m (11'4 x 9')

uPVC double glazed window to side elevation. uPVC double glazed door to rear. Radiator. Base and wall mounted shaker units with square edge wood effect work surface over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Wall mounted combination boiler. Cookmaster range oven with five ring gas hob and extractor over. Tiled splash back. Integrated dishwasher and opening to:

## DINING/FAMILY ROOM 3.74m x 3.17m (12'3 x 10'8)

Obscure uPVC double glazed window to side elevation and rear bay. Double glazed uPVC door to garden. Radiator. Wood effect floor.

## SHOWER ROOM 1.71m x 1.50m (5'7 x 4'11)

Vinyl flooring. Wall mounted wash hand basin with tile splash back. Low flush toilet. Enclosed shower cubicle with panel surround. Extractor and white heated towel rail.

### **CELLAR 3.03m x 4.49m (9'11 x 14'9)**

Gas and electric meters and consumer unit.

### **FIRST FLOOR LANDING**

Carpeted. Radiator. Loft access. Storage cupboard. Coving. Doors adjoining.

### **BEDROOM ONE 3.04m max x 4.17m (10' x 13'8)**

uPVC double glazed window to front elevation (square bay). Radiator. Carpeted. Picture rail. Fitted cupboard and feature decorative fireplace.

### **BEDROOM TWO 4.17m x 2.41m (13'8 x 7'11)**

uPVC double glazed window to rear elevation. Radiator. Carpeted. Picture rail. Decorative fireplace.

### **BEDROOM THREE 3.86m x 3.20m (12'8 x 10'6)**

uPVC double glazed window to rear elevation. Radiator. Carpeted.

### **BATHROOM**

uPVC double glazed obscure window to side elevation. Luxury vinyl flooring. Victorian style radiator. Panel bath with shower over. Low flush WC. Wall mounted wash basin. Tiled splash back areas.

### **OUTSIDE**

#### **FRONT**

Low brick wall. Gravelled drive for two vehicles. Side access leading to front door.

#### **REAR**

Patio area. Home office with light and power. Further patio area with pergola. Storage shed. Large lawn area. Enclosed by fencing. Side access.

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network->

operator

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick and Render

Outstanding Building Work/Approvals – No

### DRAFT DETAILS

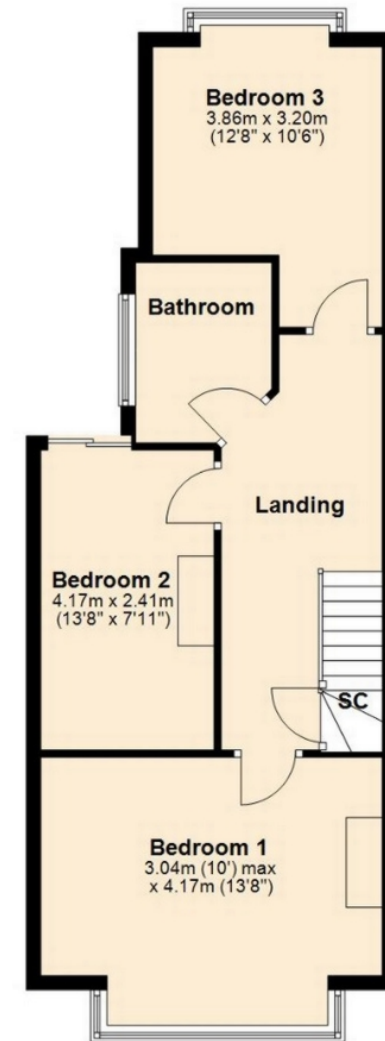
At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

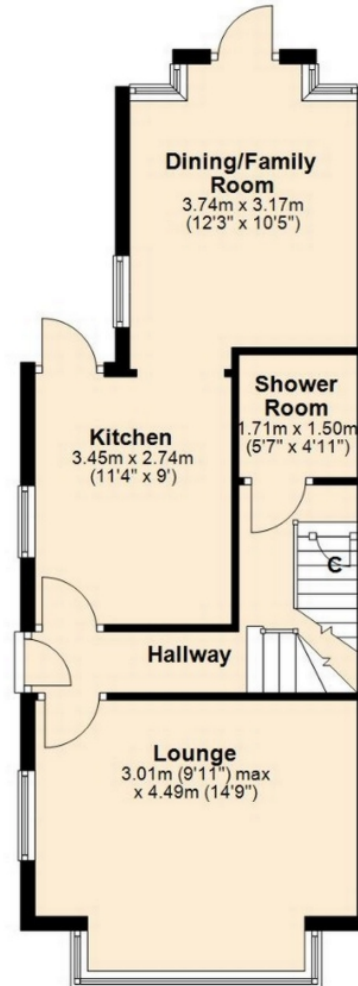
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

## Floorplan

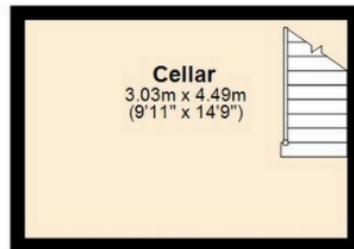
### First Floor



### Ground Floor



### Basement





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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