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# Kelmarsh Road, Clipston, Northamptonshire, LE16 9RX

£275,000 End of Terrace

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**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

A three bedroom end of terrace house with a very large garden, driveway, garage and outbuilding situated on the edge of the village with countryside to the front and rear. It has a hall, lounge, dining room, conservatory, kitchen, utility room, rear hall, shower room and three bedrooms.

## Features & Utilities

- ✓ End Of Terrace
- ✓ Three Bedrooms
- ✓ Edge Of The Village
- ✓ 164ft x 54ft Rear Garden
- ✓ Three - Four Car Driveway
- ✓ Garage
- ✓ Backing Onto Countryside
- ✓ uPVC Double Glazing

# Property Overview

A three bedroom end of terrace house with a very large garden, driveway, garage and outbuilding situated on the edge of the village with countryside to the front and rear. It has a hall, lounge, dining room, conservatory, kitchen, utility room, rear hall, shower room and three bedrooms. The rear garden measures 164ft x 54ft and there is parking for three – four cars off road. EPC Rating E. Council Tax Band C.

## ENTRANCE HALL

Entrance via front door. Stairs rising to first floor landing.

## LOUNGE 3.45m x 3.58m (11'4 x 11'9)

Window to front elevation. Fireplace with open chimney.

## DINING ROOM 2.54m x 4.42m (8'4 x 14'6)

Window to rear elevation. Electric heater. Fireplace with open chimney. Understairs storage cupboard. Door to conservatory.

## CONSERVATORY 2.59m x 2.13m (8'6 x 7'0)

uPVC double glazed construction. Double door to the garden.

## KITCHEN 2.51m x 3.07m (8'3 x 10'1)

Window to rear elevation. Electric heater. Fitted with wall and base units with work surfaces over. Stainless steel sink unit. Space for cooker. Extractor fan. Tiled splash backs.

## UTILITY ROOM 2.16m x 1.93m (7'1 x 6'4)

Window to side elevation. Base units. Space for washing machine and fridge / freezer. Shelving.

## REAR HALL

Windows to side and rear elevations. Door to side elevation.

## SHOWER ROOM 3.35m x 1.74m (11'0 x 5'9)

Window to front elevation. Electric heater. Suite comprising shower in a large cubicle, WC and wash hand basin. Tiled walls.

### FIRST FLOOR LANDING

Access to loft space. Airing cupboard.

### BEDROOM ONE 3.48m x 3.56m (11'5 x 11'8)

Window to front elevation. Fitted wardrobes. Built in cupboard.

### BEDROOM TWO 2.51m x 3.10m (8'3 x 10'2)

Window to rear elevation. Electric heater.

### BEDROOM THREE 2.51m x 3.12m (8'3 x 10'3)

Window to rear elevation. Electric heater.

### OUTSIDE

#### DRIVEWAY

Via double gates. Space for three – four cars minimum.

### GARAGE 5.48m x 2.43m (18'0 x 8'0)

Up and over door.

### WORKSHOP / STORE 4.95m x 3.28m (16'3 x 10'9)

Incorporating a WC.

### REAR GARDEN 49.98m x 16.45m (164'0 x 54'0)

Lawns and vegetable patch. Various sheds and outbuildings. Backing onto fields.

### DRAFT DETAILS

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

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – None

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 – None

EV Car Charge Point – None

Primary Heating Type – Electric

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

## AGENTS NOTES

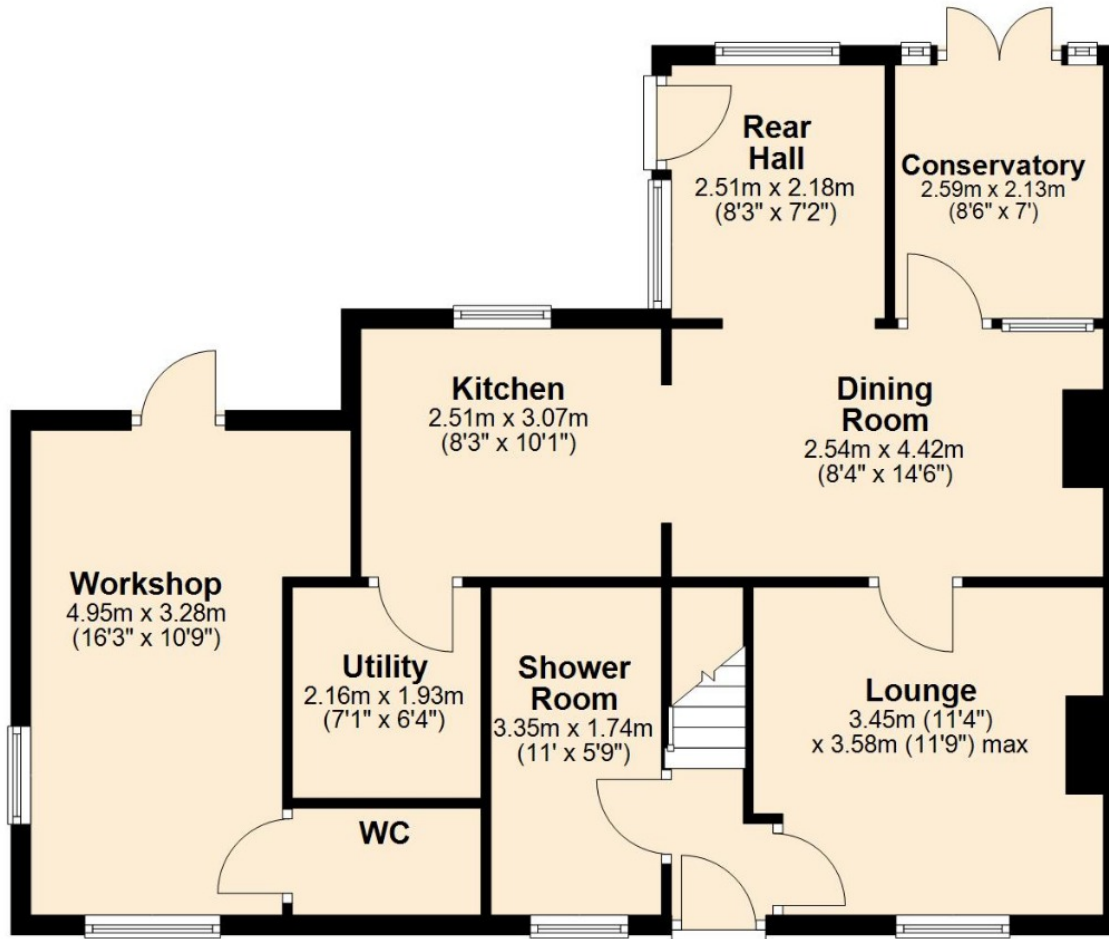
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

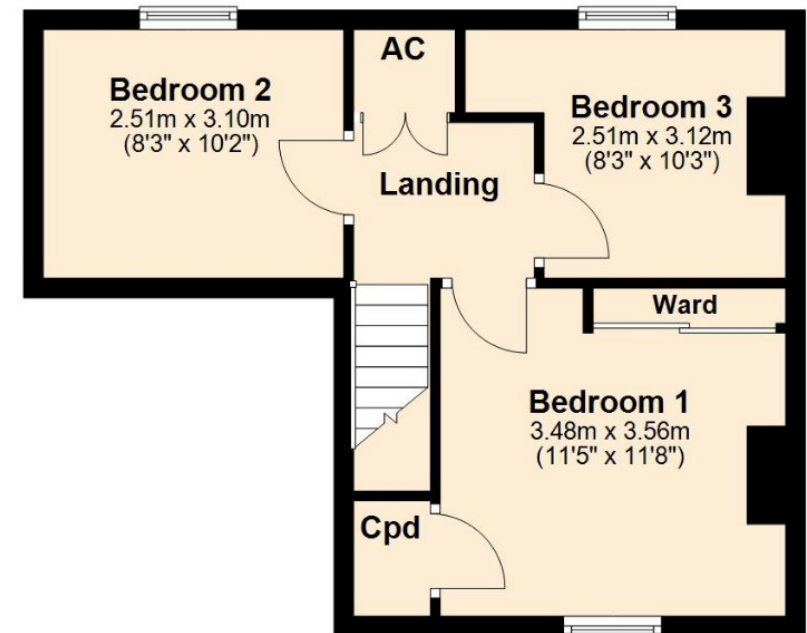
## Ground Floor

Approx. 74.0 sq. metres (796.6 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)



# 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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