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Manor Road, Kingsthorpe, NN2 6QJ

£220,000 Cottage

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
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Property Summary

Jackson Grundy is pleased to present this charming two bedroom cottage situated in Kingsthorpe Village, nearby to local amenities.

Features & Utilities

- ✓ Sought After Location
- ✓ Two Bedrooms
- ✓ Refitted Bathroom
- ✓ Lounge/Dining Room
- ✓ Generous Garden
- ✓ Well Maintained
- ✓ Close To Local Amenities
- ✓ Four Piece Bathroom Suite

Property Overview

Jackson Grundy is pleased to present this charming two bedroom cottage situated in Kingsthorpe Village, nearby to local amenities. The ground floor accommodation comprises entrance porch, open plan lounge/dining room, leading to the kitchen with a door into the rear garden. To the first floor there are two double bedrooms and a generous bathroom. To the rear of the property there is a delightful garden with patio area and well established shrubbery. For more information, and to book your viewing please call Jackson Grundy Kingsthorpe on (01604) 722197. Council Tax Band: B. EPC Rating: D

ENTRANCE PORCH

Enter via timber front door. Electric fuse board. Door to:-

LOUNGE/DINING ROOM 6.40m x 3.84m (21' x 12'7")

Single glazed timber window to front elevation. UPVC double glazed French doors to rear garden. Two radiators. Gas back boiler. Door to: -

KITCHEN 3.30m x 2.03m (10'10" x 6'8")

UPVC double glazed window to rear elevation. UPVC double glazed door to side elevation. Fitted with a range of base and wall mounted units with worktop surfaces incorporating stainless steel sink unit. Tiled splash back areas. Built in oven and hob with extractor over. Space for a dishwasher, washing machine and fridge/freezer.

FIRST FLOOR LANDING

Access to boarded loft space via ladder. Doors to: -

BEDROOM ONE 3.84m x 3.17m (12'7" x 10'5")

Timber single glazed window to front elevation. Radiator. Solid wood built in wardrobes.

BEDROOM TWO 3.23m x 2.08m (10'7" x 6'10")

Timber single glazed window to rear elevation. Radiator.

BATHROOM 3.33m x 2.06m (10'11" x 6'9")

UPVC double glazed window to rear elevation. Towel radiator. Suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle. Tiled splash back areas. Tiled flooring. Airing cupboard.

OUTSIDE

REAR GARDEN

Patio sitting area. Shrubbery. Steps leading to a patio area and shrubbery to the rear.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – On Street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Conservation Area

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

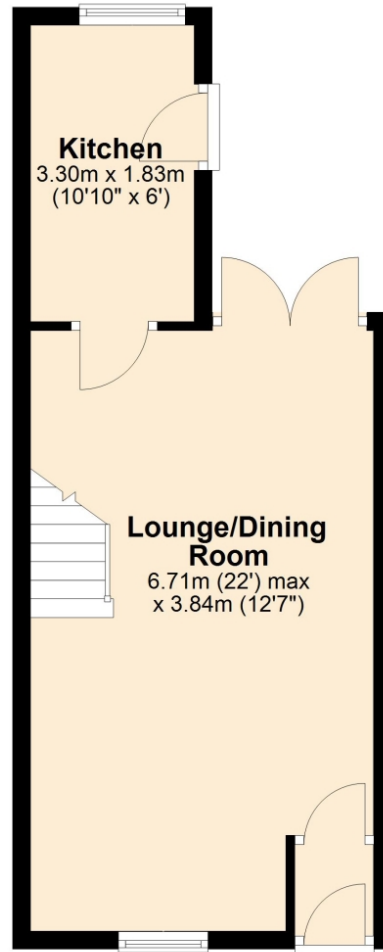
AGENTS NOTES

i Viewings by appointment only through us 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

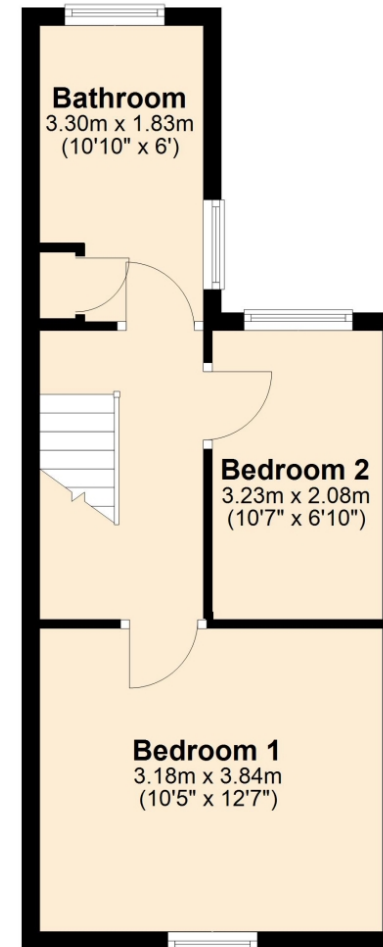
Ground Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.7 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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