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# Motspur Drive, Kingsthorpe, NN2 6LY

£270,000 Terraced



**Platinum Trusted  
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy is pleased to present this beautiful mid terraced home situated in the sought after Kingsthorpe location close to local amenities.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Open Plan
- ✓ Character Features
- ✓ Terrace
- ✓ Close To Local Amenities
- ✓ Generous Garden
- ✓ Gas Radiator Heating
- ✓ Double Glazed Windows
- ✓ Cul-De-Sac Location
- ✓ Tasteful Kitchen

# Property Overview

Jackson Grundy is pleased to present this beautiful mid terraced home situated in the sought after Kingsthorpe location close to local amenities. Arranged over three floors the accommodation comprises of a welcoming entrance hall, open plan lounge / dining area into the modern, tastefully decorated kitchen with patio doors opening on to the rear garden. To the first floor you will find two well-proportioned double bedrooms and refitted family bathroom, and stairs rising to the second floor where you will find two further bedrooms. Externally to the front you will find a welcoming front garden on approach, and to the rear a large private, rear garden mainly laid to lawn. Further benefits include double glazing throughout, gas central heating and ample storage. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D. Council Tax Band: B.

## ENTRANCE

Timber front door. Timber single glazed window to front elevation. Radiator. Laminate flooring. Understairs cupboard.

## LOUNGE 6.38m x 3.40m (20'11" x 11'2")

Laminate flooring. uPVC double glazed window to front elevation with shutters. uPVC double glazed door. Two radiators. Open fire. Opening to:

## KITCHEN/DINING ROOM 3.68m x 5.34m (12'1" x 17'6")

uPVC double glazed window to rear elevation. Tiled floor and splashbacks. Space for washing machine. Base and wall mounted units. Space for fridge freezer. Gas hob. Electric Oven. Stainless steel sink with drainer.

## FIRST FLOOR LANDING

uPVC double glazed window to front elevation with shutters. Carpeted stairs and landing. Radiator. Doors leading to:

## BEDROOM ONE 3.09m x 3.45m (10'2" x 11'4")

uPVC double glazed bay window to front elevation with shutters. Radiator. Carpeted.

## BEDROOM TWO 3.34m x 3.45m (10'12" x 11'4")

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

## BATHROOM

uPVC double glazed window to rear elevation with shutters. Radiator. Vinyl flooring. Tiled half walls. Three piece suite consisting of panel bath with shower over. Low level WC and pedestal sink.

## SECOND FLOOR LANDING

Velux window to rear elevation. Carpeted stairs and landing. Eaves cupboard.

## BEDROOM THREE 1.73m x 2.97m (5'8" x 9'9")

Velux window to front elevation. Radiator. Built in cupboards. Carpeted.

## BEDROOM FOUR

Velux window to rear elevation. Radiator. Built in cupboards. Carpeted.

## OUTSIDE

### FRONT GARDEN

Slabbed frontage with shrubbery.

### REAR GARDEN

Patio sitting area and steps down to lawn. Brick built shed.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Terraced

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 – Gas Central Heating  
Parking – On Street  
EV Charging – Ask Agent  
Accessibility – Lateral Living  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

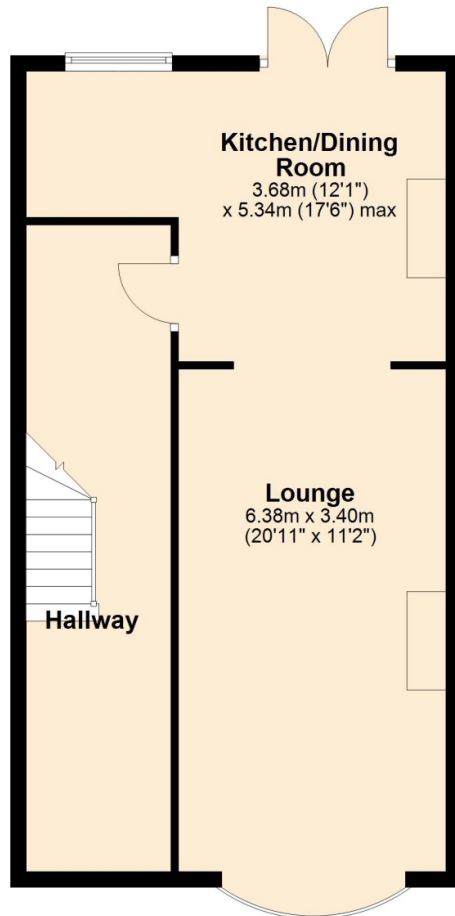
### AGENTS NOTES

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

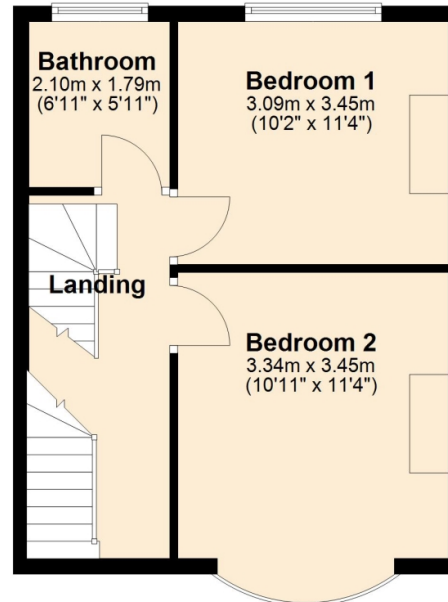
## Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



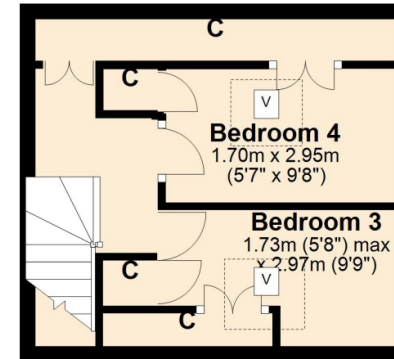
## First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



## Second Floor

Approx. 19.0 sq. metres (204.8 sq. feet)



Total area: approx. 110.3 sq. metres (1187.1 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](http://www.jacksongrundy.com)

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