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Sandhills Close, Kingsthorpe, NN2 8EB

£230,000 Bungalow



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

NO ONWARD CHAIN Jackson Grundy offer for sale this one bedroom semi-detached and extended bungalow.

Features & Utilities

- ✓ No Onward Chain
- ✓ Sought After Location
- ✓ Bungalow
- ✓ Extended
- ✓ Garage
- ✓ Formerly Two Bedrooms
- ✓ Refitted Kitchen
- ✓ Shower Room
- ✓ Private Garden
- ✓ Gas Radiator Heating

Property Overview

NO ONWARD CHAIN Jackson Grundy offer for sale this one bedroom semi-detached and extended bungalow in the Whitehills area of Kingsthorpe. The property benefits from a generous extension the rear. In brief the property comprises lounge, three piece bathroom, double bedroom, lounge dining room and conservatory. Outside benefits from a generous front garden, and enclosed garden to the rear with a brick-built garage accessed via a service road. EPC Rating: D. Council Tax Band: B

PORCH

Composite entrance door to side elevation. Tiled floor. uPVC door to the hall.

HALL

Laminate flooring. Radiator. Dado rail. Cornice. Doors leading to:

LOUNGE 3.68m x 5.46m (12'1" x 17'11")

uPVC double glazed window to front elevation. uPVC double glazed bay window to front elevation. Radiator. Decorative tiled fireplace. Dado rail. Ceiling roses. Cornice. Laminate flooring.

DINING ROOM 4.24m x 2.67m (13'11" x 8'9")

Radiator. Dado rails. Ceiling rose. Brick slip tiled wall. Laminate flooring.

BATHROOM

uPVC double glazed window to side elevation. Towel radiator. half height uPVC cladding. Tiled up to ceiling. Suite comprising low level WC, bath with shower over and pedestal sink.

KITCHEN 2.08m x 2.70m (6'10" x 8'10")

uPVC double glazed window to the elevation. Fitted with a range of base and wall units. Stainless steel single bowl sink with drainer. Gas hob and electric oven. Boiler. Tiled floor. Tiled walls. Sliding door to:

CONSERVATORY 5.20m x 3.04m (17'1" x 9'12")

Radiator. Tiled floor. Space for fridge, freezer and washing machine. French doors to garden.

BEDROOM 5.20m x 3.05m (17'1" x 10'0")

uPVC double glazed window to rear elevation. Two radiators. Built in wardrobes. Two single glazed internal windows.

OUTSIDE

FRONT GARDEN

Slate shingle. Block paved path to front door.

REAR GARDEN

Fully enclosed in timber fencing. Patio seating area and shed base. Decking. Lawn with flower beds surrounding. Concrete path to garage and access road.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

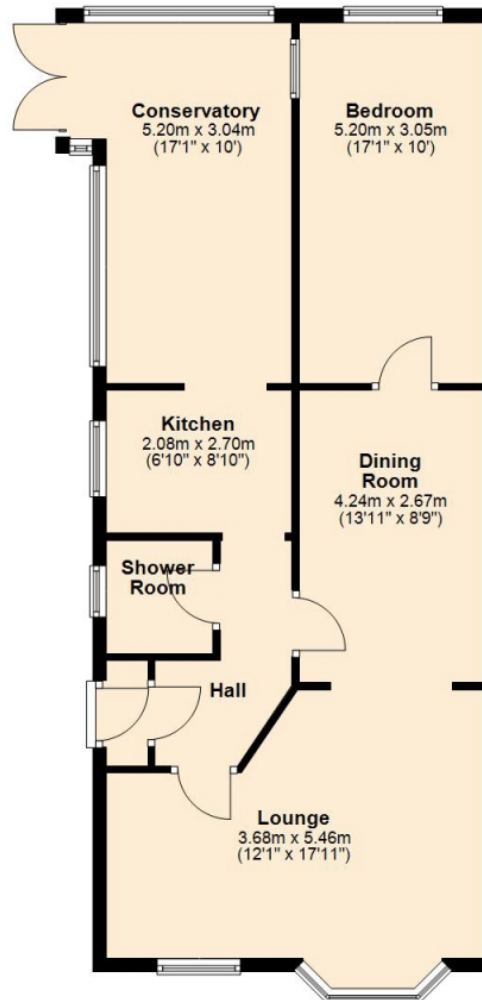
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – On Street, Driveway
EV Charging – Ask Agent
Accessibility – Lateral Living
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
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



Total area: approx. 77.0 sq. metres (828.6 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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