

£240,000 Freehold



**EDWARD KNIGHT**  
ESTATE AGENTS





## Features

- Semi Detached Bungalow
- Two Bedrooms
- Conservatory
- Low Maintenance Rear Garden
- Garage and Driveway
- Double Glazing & Gas Radiator Heating Throughout
- Close to Amenities
- Popular Location of Kingsthorpe
- Council Tax Band - B

## Summary of Property

Edward Knight Estate Agents are pleased to bring to the market this two bedroom semi-detached bungalow situated in this popular suburb of Kingsthorpe. This bungalow offers great space throughout. The accommodation briefly comprises: Entrance hall, spacious lounge/diner, kitchen, two double bedrooms, conservatory and shower room. Externally to the front is a block paved driveway leading to the a single garage. To the rear is a low maintenance garden with a pond. No upwards chain.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



## Room Descriptions

### Hallway

Entry via a hardwood door. Radiator. Doors into:

### Lounge/Diner

17' 11" x 13' 7" (5.46m x 4.14m) Double glazed window to the front aspect. Double glazed bay window to the front aspect. Three radiators. Gas feature fireplace.

### Kitchen

12' 5" x 7' 6" (3.78m x 2.29m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted electric oven. Fitted hob. Radiator. Double glazed window to the side aspect. Hardwood door leading to the side aspect.

### Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m) Double glazed window to the side aspect. Double glazed sliding doors leading into the conservatory. Radiator.

### Bedroom Two

12' 1" x 9' 0" (3.68m x 2.74m) Double glazed sliding doors to the rear aspect. Built in storage. Radiator.

### Shower Room

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Radiator. Obscured window to the side aspect.

### Conservatory

11' 6" x 7' 10" (3.51m x 2.39m) Double glazed windows to the rear aspect. Double glazed door leading out to the rear garden. Radiator.

## Externally

### Front Garden

Blocked paved driveway leading to the single driveway

### Rear Garden

Fully paved. Mature shrubs and trees. Pond. Two brick built storage sheds with power and lighting. Side gate leading to the front entrance.

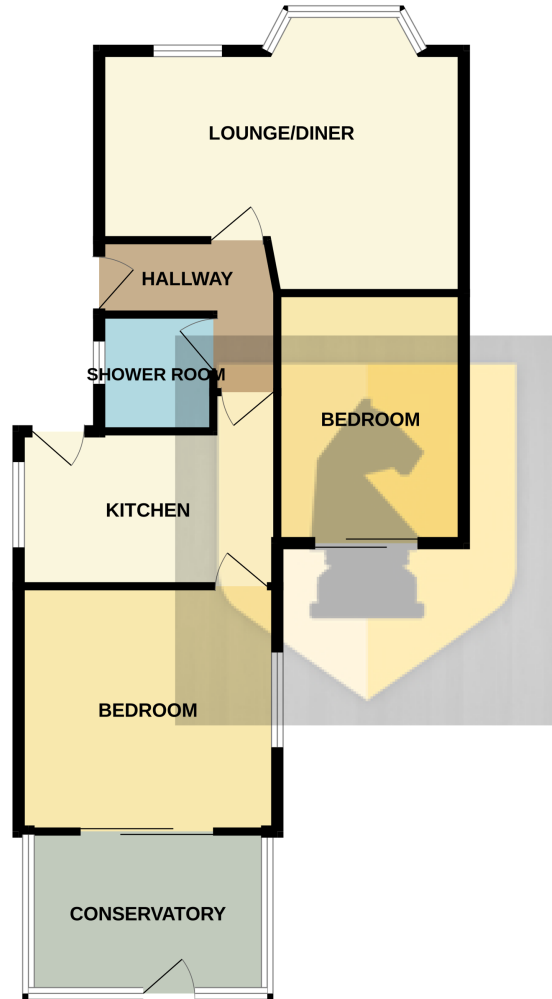
### Garage

Electric roller door. Power and lighting.



# Floorplan

GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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