

**203 Sherwood Avenue
Kingsthorpe
NORTHAMPTON
NN2 8TB**

£280,000



- **THREE BEDROOMS**
- **REFITTED KITCHEN AND BATHROOM**
- **SOUGHT AFTER AREA**
- **GAS CENTRAL HEATING**
- **CUL-DE-SAC LOCATION**
- **DRIVEWAY PARKING AND GARAGE**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An attractive and well presented three bedroom semi detached home, tucked away in a desirable cul-de-sac location within the popular areas of Kingsthorpe/Spring Park. The property has been well maintained by the current owners, offering modern and comfortable accommodation throughout. The layout comprises a lounge and a refitted kitchen/dining room to the ground floor, with three bedrooms and a contemporary family bathroom to the first floor. Externally, the home enjoys a private, sunny rear garden, along with a lawned front garden, driveway providing off road parking for multiple vehicles, and access to a single garage. The location is well served by local amenities, reputable schools, shops, and recreational facilities, making this an ideal family home.

Ground Floor

Lounge

16'4" x 14'3" (5m x 4.36m)

A bright and welcoming reception room accessed via a part glazed front door. The lounge benefits from two windows to the front elevation, allowing plenty of natural light, with stairs rising to the first floor landing and a door leading through to the kitchen/dining room.

Kitchen/Diner

16'4" x 9'9" (5m x 2.98m)

A refitted kitchen/dining room fitted with a range of modern floor and wall mounted cabinets, incorporating an integrated fridge/freezer, four ring gas hob with oven below and extractor hood above. Further features include a stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, tiled flooring throughout and ample space for a dining table. A rear window overlooks the garden, with double doors opening directly onto the patio and rear garden.

First Floor

Landing

Access to all rooms.

Bedroom One

13'1" max x 9'9" (4m max x 2.99m)

A well proportioned double bedroom featuring a window to the rear elevation with attractive views.

Bedroom Two

11'2" x 7'9" (3.42m x 2.38m)

A comfortable second bedroom with built in storage and a window to the front elevation.

Bedroom Three

8'3" x 8'2" (2.52m x 2.51m)

A third bedroom with a window to the front elevation.

Bathroom

A refurbished family bathroom fitted with a modern suite comprising a bath with shower over, wash hand basin and WC. The room benefits from half tiled walls, tiled flooring and a window to the rear elevation.

Externally

Front Garden

A well maintained front garden with a driveway providing off road parking for multiple vehicles and access to the single garage.

Garage

Single garage with up and over door, with power and lighting connected.

Rear Garden

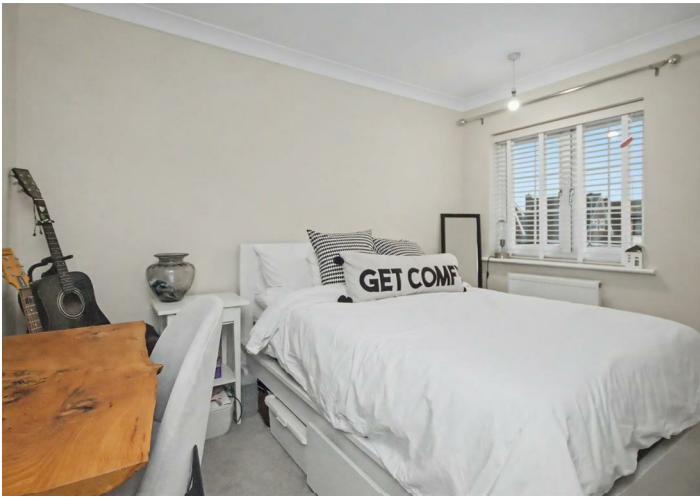
A private and fully enclosed rear garden, mainly laid to lawn with a paved patio seating area, gated access to the driveway.

Agents Notes

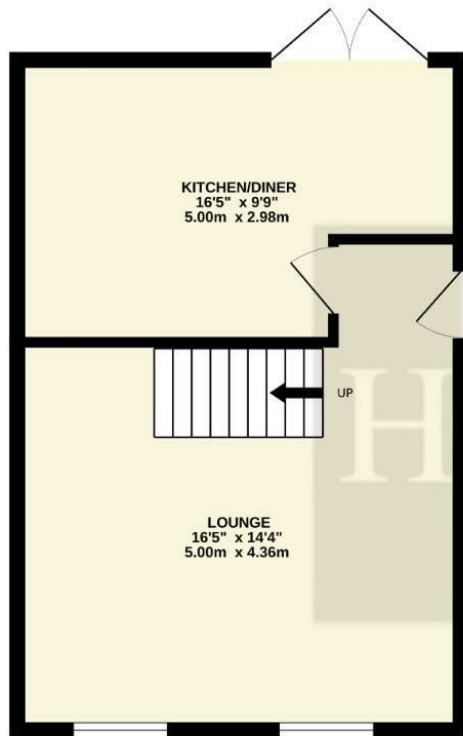
West Northamptonshire Council

Council Tax Band: C

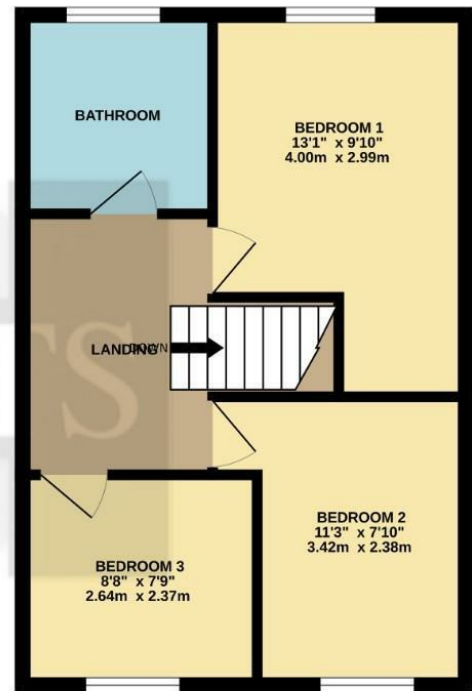




GROUND FLOOR



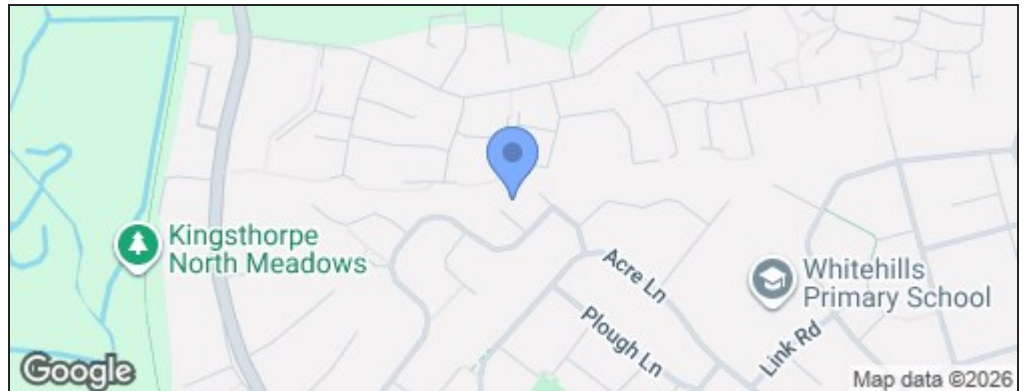
1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		83
	67	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.