61 Lockwood Close
Kingsthorpe
NORTHAMPTON
NN2 7SS

£1,200 Per Month

- AVAILABLE MID JULY
- TWO SHOWER ROOMS
- CONSERVATORY
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: E
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN/ BREAKFAST ROOM
- GAS RADIATOR HEATING
- FULLY FURNISHED
- COUNCIL TAX BAND: C

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

arla | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Available Mid July An immaculate refurbished two bedroom home in the ever popular suburb of Kingsthorpe. The property offers a generous kitchen/breakfast room with fitted appliances, living room with log burner, two bedrooms and two shower rooms. There is parking for up to three cars including carport area. The rear garden has been fully landscaped with patio, lawn and a large decking area. Heating is via gas to radiators and all windows and doors are Upvc double glazed. **Furnished, sorry no pets**

Ground Floor

Entrance Hall
Ceramic tiled floor, decorative radiator, coat hanging rack, sunken spot lights to ceiling.

Living Room
14'7" x 14'6" into bay (4.47 x 4.42 into bay)
Wood burning stove in tiled surround with slate hearth and wooden mantel over, recesses to side of chimney breast, under stairs storage cupboard, decorative radiator, bay window and standard window to front elevation, stairs rising to first floor.

Kitchen/Breakfast
16'10" x 8'5" max (5.14 x 2.59 max)
Fitted in matt grey wall and base cupboards with chrome handles, square edge work surface space, inset single drainer carbon sink unit, built in electric oven with halogen hob and extractor fan over, fitted American style fridge, fitted washing machine and dishwasher, half tiling to walls, ceramic tiled floor, sunken spotlights to ceiling, lantern sky light, decorative tall radiator, window to side elevation, partly glazed UPVC door to carport.

Bedroom Two
13'3" x 8'11" (4.04 x 2.74)
Sunken spotlights to ceiling, decorative radiator, UPVC French doors into conservatory.

Conservartory
6'0" x 7'8" (1.84 x 2.36)
UPVC construction with ceramic floor, double glazed to three elevations, UPVC French doors to rear garden.

Shower Room
Double width shower cubicle, wall mounted wash hand basin, W/C with enclosed cistern, heated chrome towel rail, sunken spotlights to ceiling, ceramic tiled floor, frosted window to side elevation.

First Floor

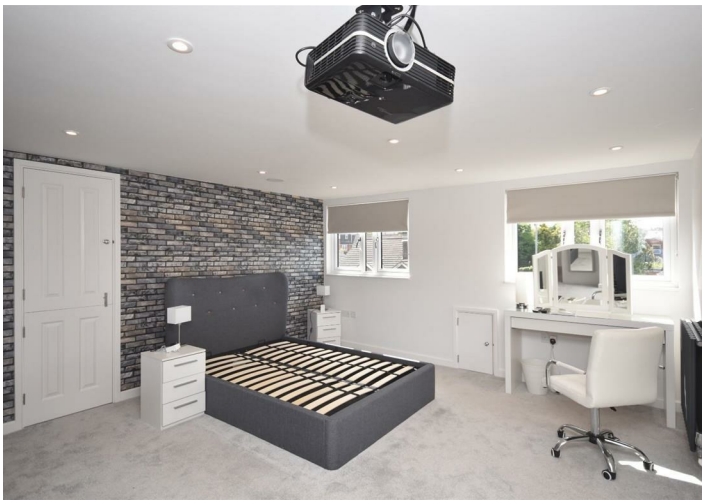
Bedroom One
21'9" x 16'2" max (6.63 x 4.95 max)
Large main bedroom with dressing area incorporating L shaped wardrobes and shelving, sunken spotlights to ceiling, two decorative radiators, air conditioning unit, under eves storage cupboard, two windows to front elevation, window over looking rear garden.

En Suite Shower Room
Double width shower cubicle, pedestal wash hand basin with tiled splash back, W/C with enclosed cistern, heated towel rail, ceramic tiled floor, sunken spotlights to ceiling, electric shaver point, frosted window to rear elevation.

Externally

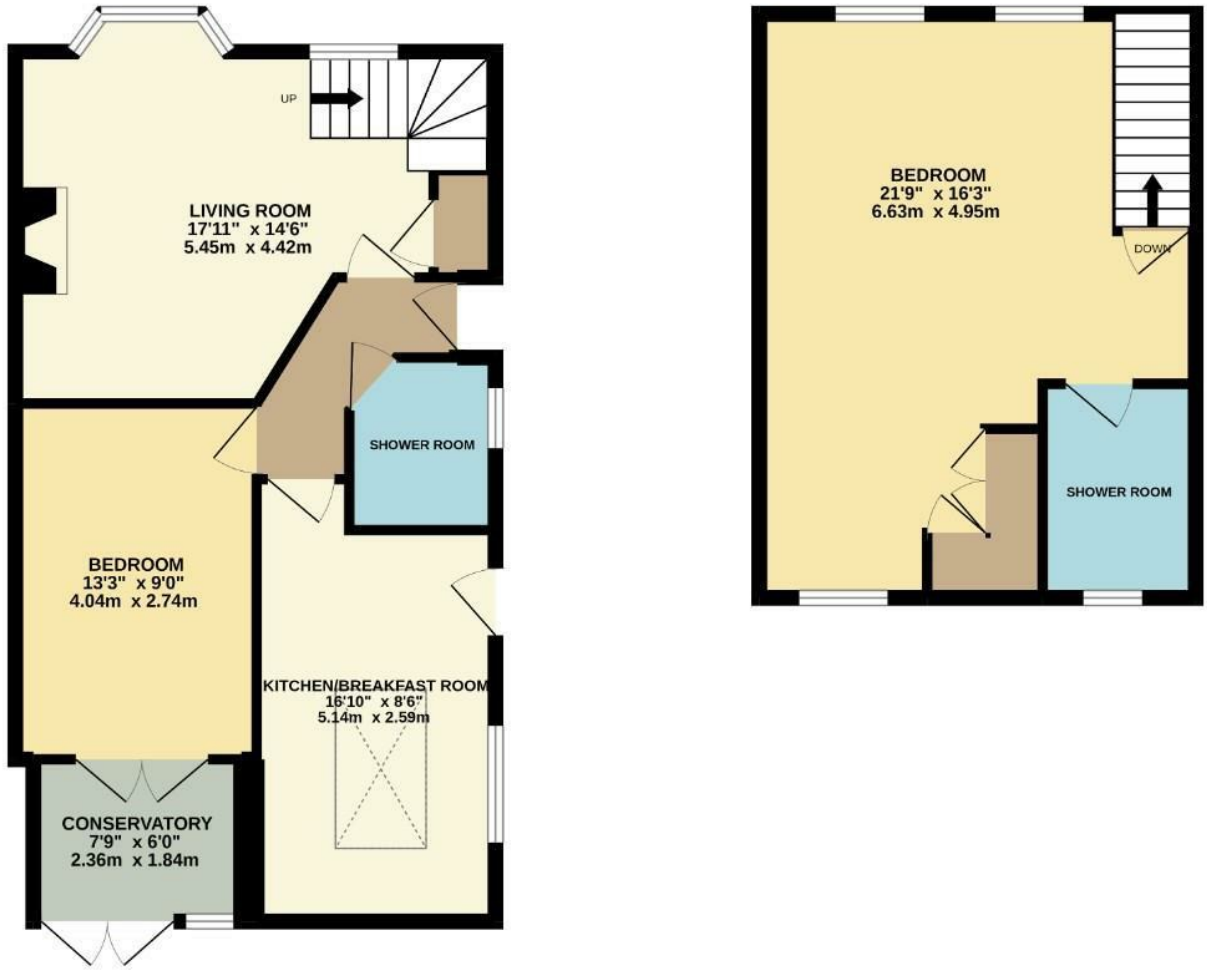
Front Garden
The front has been laid with tarmac to offer parking for up to three vehicles including one which can be located under the car port. The front is enclosed by hedge row.

Rear Garden
Paved patio area enclosed by dwarf timber wall with steps leading up to lawn and decking area. The rear garden is fully enclosed by timber penal fencing and offers a timber tool shed.

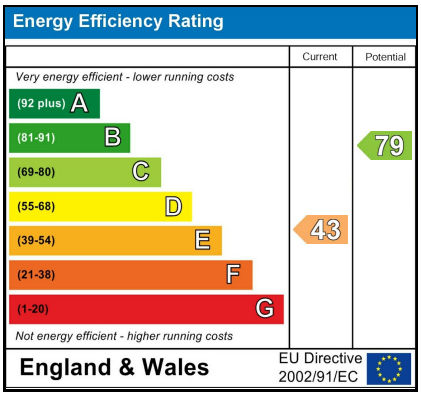


GROUND FLOOR

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.
Made with Metropix ©2022



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 firms employment has the authority to make or give any representation or warranty in respect of the property.