

**7 Barons Way
Kingsthorpe
NORTHAMPTON
NN2 8HP**

£260,000



- **LARGER THAN AVERAGE BUNGALOW**
- **RADIATOR HEATING**
- **TWO RECEPTION ROOMS**
- **VEHICLE ACCESS TO REAR**
- **OFFERED WITH VACANT POSSESSION**

- **THREE BEDROOMS**
- **SEALED UNIT GLAZING**
- **OFF ROAD PARKING TO FRONT**
- **SOME REFURBISHMENT REQUIRED**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A larger-than-average three-bedroom semi-detached bungalow, situated in the popular location of Kingsthorpe. The property has been owned from new and benefits from sealed-unit double glazing and radiator heating throughout.

While some refurbishment is required, once completed this will create a lovely home for buyers seeking a spacious bungalow conveniently located close to local shops and regular bus routes. The property is vacant and offered for sale with no onward chain.

Entrance Hall

Enter through sealed unit fully glazed door, radiator with shelf over, exposed brickwork, sunken spotlights to ceiling, access to loft area.

Lounge

13'10" x 10'11" (4.24 x 3.34)

Electric fire on marble hearth, recesses to chimney breast, rounded bay window to front elevation, single radiator.

Sitting Room/dining area

20'2" x 11'3" narrowing to 6'10" (6.17 x 3.45 narrowing to 2.09)

Open fireplace with shelves to side of chimney breast, service hatch through to kitchen, two radiators, sliding patio doors to rear garden.

Kitchen

9'6" x 7'10" (2.90 x 2.41)

Fitted with base and wall mounted cupboards, roll-top work surface space, inset single drainer stainless steel sink unit, fitted oven, inset electric hob, larder area, window overlooking rear garden, fully glazed door :

Rear Lobby

Plumbing for washing machine, sealed unit fully glazed door to side elevation.

Cloakroom

Fitted in a modern two piece suite of close coupled WC, wash hand basin with vanity cupboard under, frosted window to side elevation.

Bedroom One

11'8" x 11'5" into wardrobes (3.57 x 3.48 into wardrobes)

Fitted wardrobes to length of one wall with chest of drawers and overhead cupboards, radiator, window to front elevation.

Bedroom Two

10'3" x 9'0" (3.14 x 2.75)

Radiator, window to side elevation.

Bedroom Three

10'3" x 8'0" (3.14 x 2.45)

Window to side elevation.

Bathroom

Modern fitted two piece suite of panel bath with electric shower over and screen, wash hand basin with vanity cupboard under, heated towel rail, frosted arched window to side elevation.

Externally

Front Garden

Pebbled frontage with flower and shrub rockeries, paved pathway leading to entrance, block paved driveway leading under a canopy carport.

Rear Garden

Block paved patio area, range of flower and shrub beds enclosed in medium height stone walling, timber tool shed, outside cold water tap. The rear garden is fully enclosed by fencing.

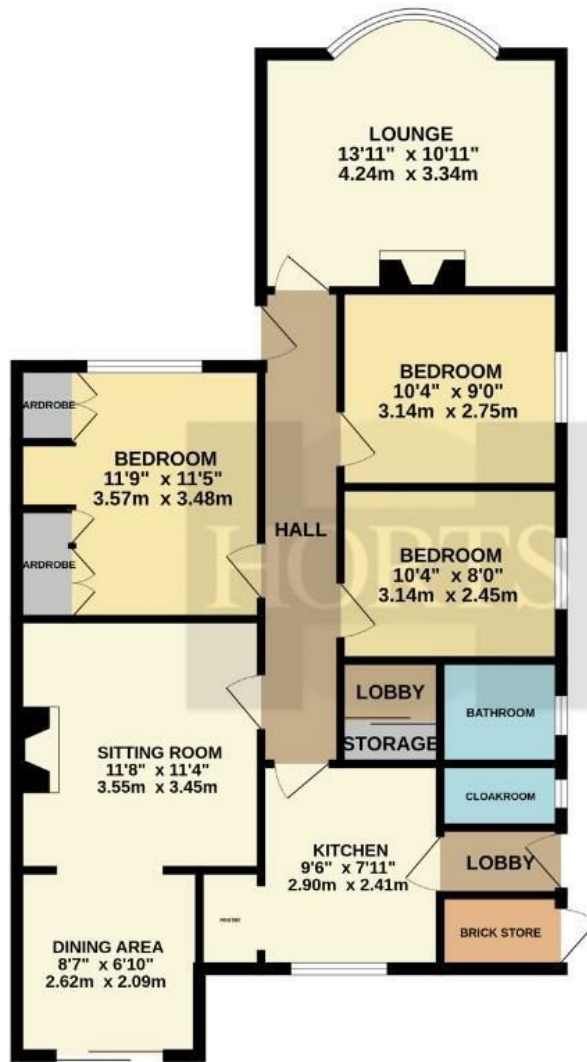
PLEASE NOTE THAT THERE IS AN UNADOPTED REAR VEHICLE ACCESS WHICH COULD BE UTILISED.

Agents Notes

Council Tax Band: C



GROUND 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	



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.