53 Knights Lane
Kingsthorpe Village
KINGSTHORPE
NN2 6QN

£1,100 PCM

- ***AVAILABLE END OCTOBER***
- TWO BEDROOMS
- REFITTED KITCHEN WITH OVEN AND HOB
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: C
- REFURBISHED BUNGALOW
- OFF ROAD PARKING
- REFITTED SHOWER ROOM
- NEW GAS RADIATOR HEATING
- COUNCIL TAX BAND: B

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*** Available End October***

A beautifully refurbished semi-detached bungalow in the popular Northern suburb of Kingsthorpe. The home has had improvements to include a fitted kitchen with oven and hob, refitted shower room, laminate flooring and brand new gas to radiator central heating throughout. The property further benefits from upvc double glazing with French doors from the lounge to the rear garden. The front garden offers parking and the rear garden has had a new patio area laid and lawn.

Entrance Porch

Entry through double wooden fully glazed doors.

Entrance Hall

Fully glazed frosted UPVC door, laminate flooring, radiator, access to loft area.

Lounge

12'0" x 9'2" (3.67 x 2.80)

Radiator, laminate flooring, UPVC French doors to rear garden, opening through to;

Kitchen

2.05 (0.61m.1.52m)

Fitted in mat grey base and wall mounted cupboards with chrome handles, square edge work surface space, inset single drainer stainless steel sink unit, built-in single electric oven, inset electric hob with extractor fan over, half tiling, plumbing for washing machine, space for fridge, sunken spotlights to ceiling, laminate flooring, window to rear elevation.

Bedroom One

11'9" x 9'11" (3.60 x 3.04)

Recesses to side of chimney breast, radiator, bay window to front elevation.

Bedroom Two

9'3" x 7'8" (2.83 x 2.35)

Radiator, window to front elevation.

Inner Hall

Laminate flooring, sunken spotlights to ceiling, radiator, doors to front and rear of property, window to side elevation, door to;

Utility Room

6'10" x 4'8" (2.09 x 1.43)

Laminate flooring.

Front Garden

Paved frontage giving off-road parking for one vehicle with lawn area to the side. Flower and shrub beds. The front garden is enclosed by hedge rows and brick retaining wall.

Rear Garden

Paved patio area on to lawn with flower and shrub rockeries. Outside cold water tap, brick built garden store. The garden is fully enclosed by fencing and hedge row.

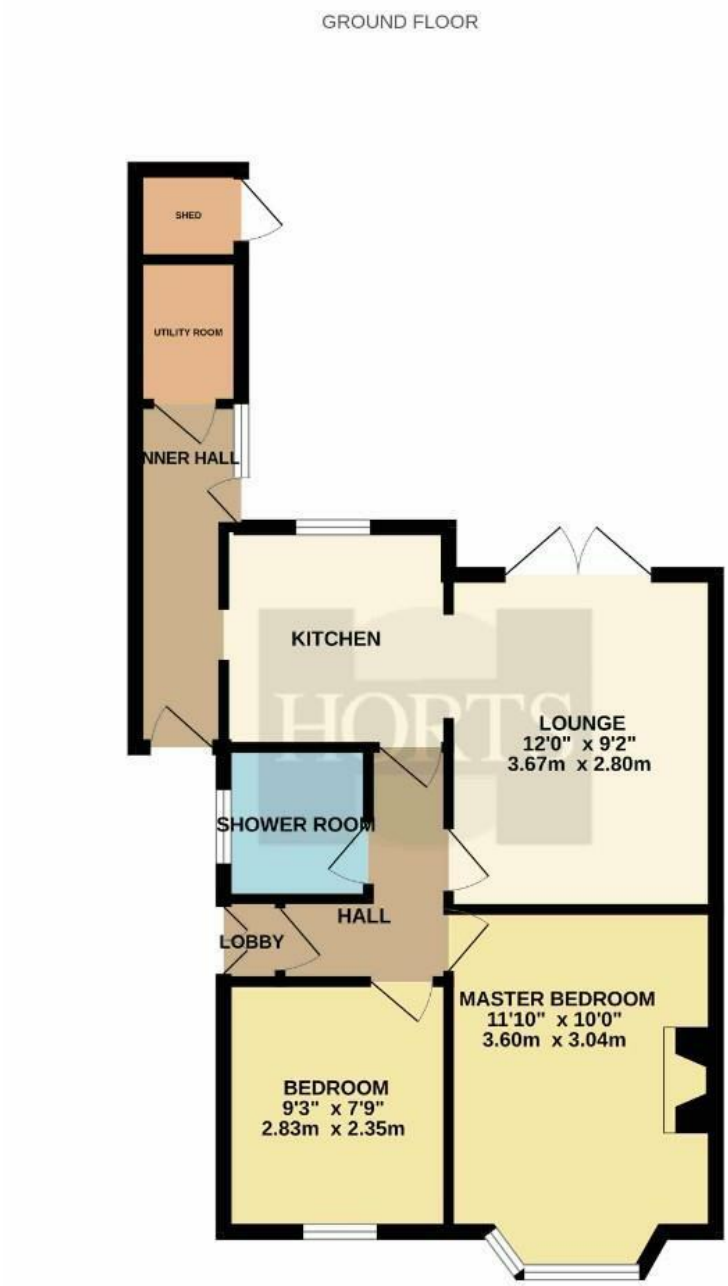
Agents Notes

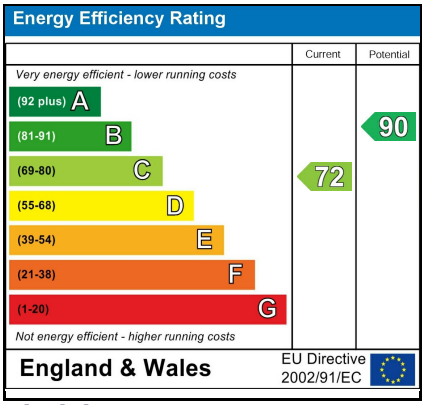
Local Authority: North Northamptonshire

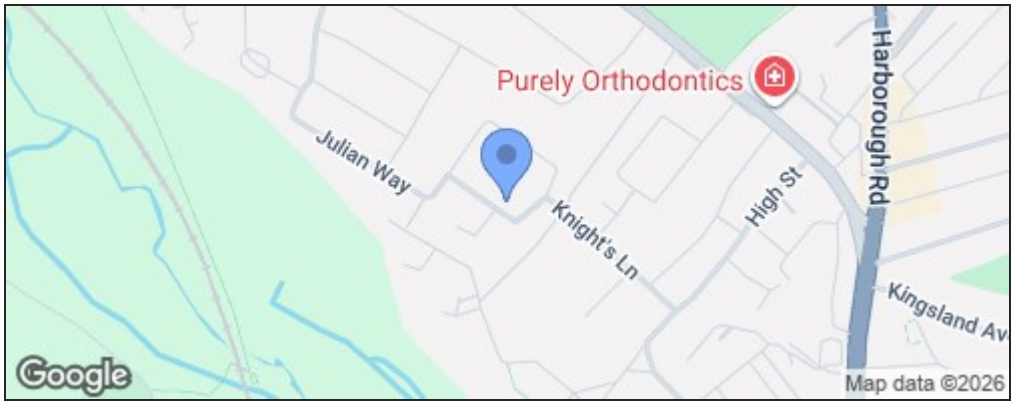
Council Tax Band B

HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).







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.