# 101 Ruskin Road
# Kingsthorpe
# NORTHAMPTON
# NN2 7SZ

## £215,000

- SEMI-DETACHED BUNGALOW
- MODERN KITCHEN
- UPVC WINDOWS AND DOORS
- NO UPPER CHAIN
- TWO BEDROOMS
- MODERN SHOWER ROOM
- WALKING DISTANCE FROM SHOPS
- ENERGY EFFICIENCY RATING: D

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A two bedroom semi detached bungalow, situated in the heart of Kingsthorpe only a few minutes walk to the shopping front and local amenities, that has been updated by the current owners to be offered in excellent condition. The accommodation comprises in brief; entrance hall, lounge/diner, kitchen, two bedrooms, and a shower room. The property also benefits from UPVC double glazing, gas to radiator central heating, front and rear gardens, and no upper chain.

**Entrance Hall**
Entry through UPVC partly glazed door, laminate flooring, radiator, access to loft area.

**Lounge/Dining Room**
18'0" x 13'6" (5.49m x 4.14m)
Electric chrome fire in hardwood surround and mantle over, recesses to side of chimney breast, two bay windows to the front elevation, two radiators, laminate flooring, dado rail.

**Kitchen**
11'0" x 8'0" (3.37m x 2.46m)
Fitted in modern white units with grey work surface space, inset single drainer stainless steel sink unit, plumbing for washing machine, gas cooker, lino flooring, half tiling to walls, gas fired central heating boiler, two windows to the side elevation, fully glazed frosted UPVC door to rear garden.

**Bedroom One**
12'2" x 9'1" (3.71m x 2.78m)
Radiator, window overlooking rear garden.

**Bedroom Two**
8'9" x 8'2" (2.69m x 2.50m)
Radiator, window to rear aspect.

**Shower Room**
6'8" x 5'4" (2.05 x 1.65)
A three piece suite consisting of corner shower cubicle, pedestal wash hand basin and close coupled WC, full height tiling, heated chrome towel rail, lino floor covering, extractor fan, frosted window to side elevation.

**Front Garden**
Mostly block paved, enclosed by hedges with metal gate

**Rear Garden**
Gravel and patio areas, gated side access, enclosed by wooden fencing and brick walls.

**Agent's Notes**
Local Authority: West Northamptonshire Council
Council Tax Band - B

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

TOTAL FLOOR AREA : 557 sq.ft. (51.8 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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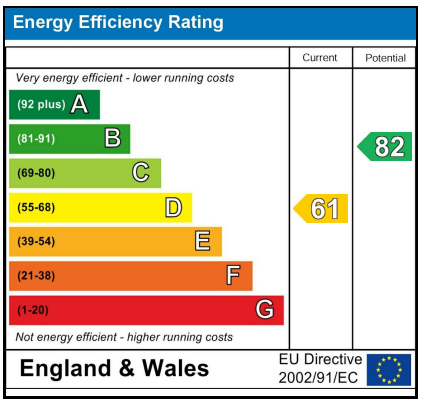


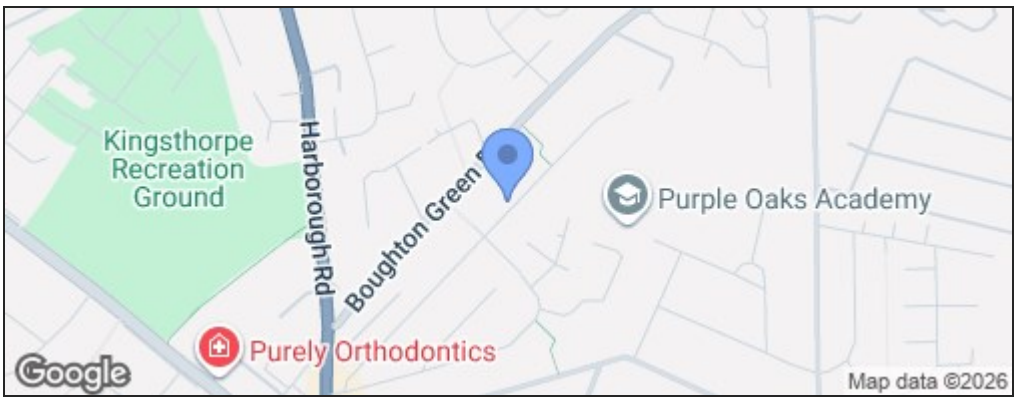


## Disclaimer

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