

**105 St. Davids Road  
Kingsthorpe  
NORTHAMPTON  
NN2 7QJ**

**£235,000**



- SEMI DETACHED
- KITCHEN / DINER
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN
- THREE BEDROOMS
- IMMACULATE CONDITION
- GAS CENTRAL HEATING
- ENERGY EFFICIENCY RATING : TBC

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom end of terrace home, recently updated by the current owners to be offered in immaculate order, benefitting from a very large rear garden. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, and shower room to the ground floor, with three bedrooms to the first floor. The property also benefits from UPVC double glazing, gas central heating, and front and rear gardens.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door, stairs rising to first floor, ceramic tiled flooring.

### **Lounge**

15'8" x 11'11" (4.79 x 3.64)

Two UPVC windows to front and side aspects, wooden laminate flooring, radiator.

### **Kitchen / Diner**

15'8" x 10'11" reducing to 8'1" (4.78 x 3.34 reducing to 2.47)

Two UPVC windows and door to rear aspect, further UPVC window to side, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, space for various appliances, cupboard housing combination boiler, ceramic tiled flooring, radiator, under stairs storage cupboard.

### **Shower Room**

8'5" x 4'4" (2.58 x 1.33)

Obscure UPVC window to side aspect, tiled double shower cubicle, sink unit with storage under, low level wc, ceramic tiled flooring and walls, extractor, chrome heated towel rail.

## **First Floor**

### **Landing**

UPVC window to rear aspect, storage cupboard.

### **Bedroom One**

13'0" x 11'7" (3.98 x 3.54)

Three UPVC windows to rear aspect, radiator.

### **Bedroom Two**

11'11" x 7'8" (3.64 x 2.36)

UPVC window to front aspect, wooden laminate flooring, radiator.

### **Bedroom Three**

8'11" x 7'7" (2.73 x 2.32)

UPVC window to front aspect, wooden laminate flooring, radiator.

## **Externally**

### **Front Garden**

Lawn area with paving, enclosed by low level walls.

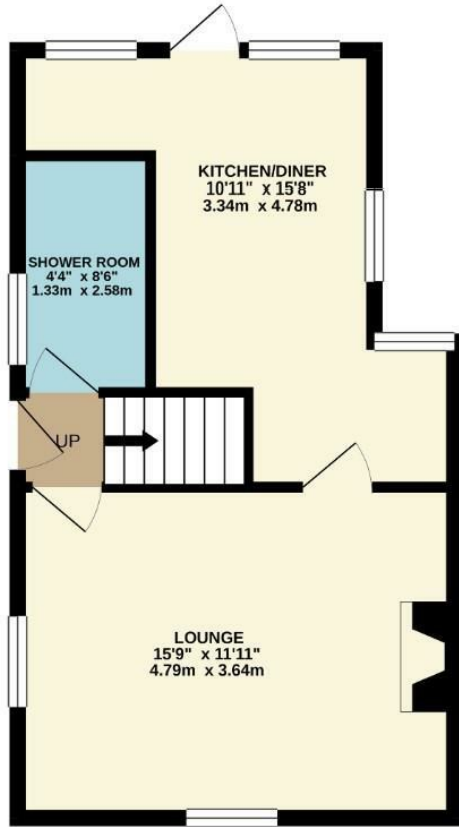
### **Rear Garden**

Mainly laid to lawn with patio area, gated side access, enclosed by wooden fencing.

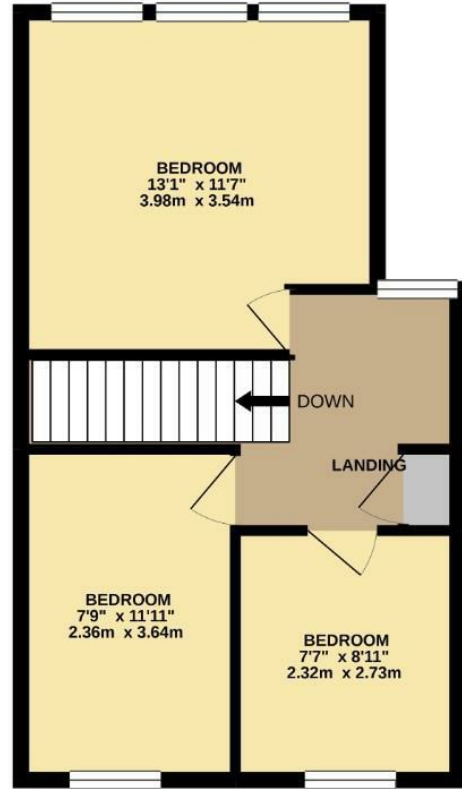




GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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.  
Made with Metropix ©2021.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.