# 17 Pheasant Way
# Kingsthorpe
# NORTHAMPTON
# NN2 8BJ

## £250,000

- SEMI-DETACHED DORMA BUNGALOW
- UPVC DOUBLE GLAZING
- PRIVATE REAR GARDEN
- GARAGE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING : TBC

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A three bedroom semi-detached dorma bungalow, situated in a cul-de-sac street in this highly sought after area within Kingsthorpe, close to local shops and amenities. With accommodation comprising in brief; entrance hall, lounge / diner, kitchen, and two bedrooms to the ground floor, with a main bedroom and a shower room to the first floor. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, a driveway for two cars and a single garage.

**Ground Floor**

**Entrance Hall**
10'0" x 9'8" > 6'6" (3.05 x 2.95 > 2.00)
Enter via UPVC door, stairs rising to first floor, radiator.

**Lounge**
17'2" x 11'6" (5.24 x 3.52)
UPVC patio doors to rear aspect, feature electric fireplace, radiator.

**Bedroom Two**
11'10" x 10'0" (3.63 x 3.06)
UPVC window to front aspect, radiator.

**Bedroom Three**
9'5" x 8'7" (2.88 x 2.64)
Two UPVC windows to front and side aspects, under stairs storage cupboard, wooden laminate flooring, radiator.

**Kitchen**
9'11" x 7'11" (3.03 x 2.42)
UPVC window and door to rear aspect, a range of wall and base units with roll top work surfaces, polycarbonate sink and drainer, integrated oven with hob and extractor over, wall mounted combination boiler, space for various appliances.

**First Floor**

**Landing**
Storage cupboard, further eaves storage.

**Bedroom One**
16'4" x 10'0" > 8'11" (5.00 x 3.07 > 2.74)
UPVC window to front aspect, eaves storage, radiator.

**Shower Room**
6'11" x 6'7" (2.13 x 2.03)
Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, complementary tiling, radiator.

**Externally**

**Front Garden**
Block paved driveway offering off road parking, gravel area with various shrubs.

**Rear Garden**
Patio area leading to tiered lawn areas, various flowers, shrubs, and trees, side garage access, enclosed by wooden fencing.

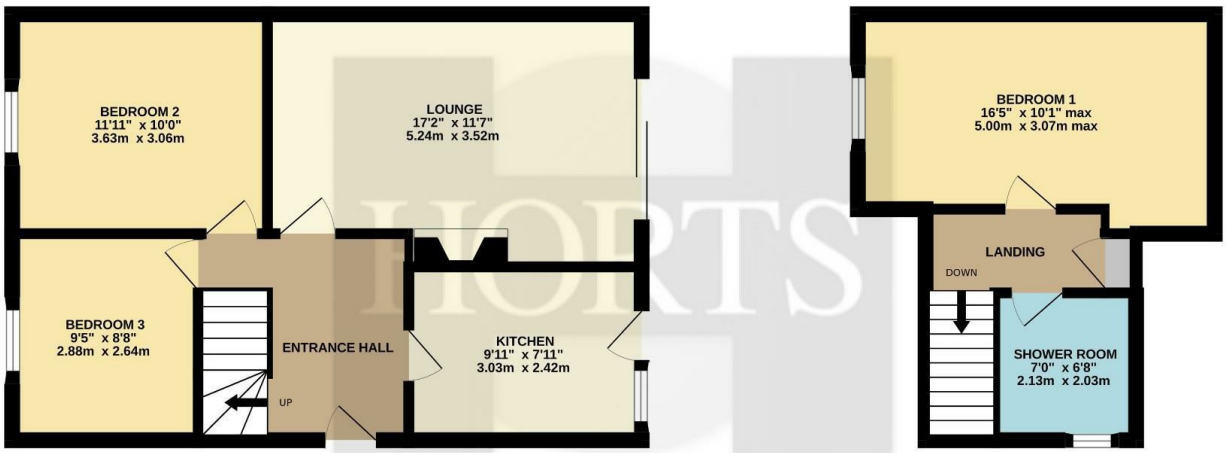
**Garage**
20'11" x 8'0" (6.40 x 2.46)
Up and over door, power and light connected, two UPVC windows to rear and side aspects, UPVC door to side.

**Agents Notes**
Local Authority : West Northamptonshire Council
Council Tax Band: C

FAMILY

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
248 sq.ft. (23.1 sq.m.) approx.




TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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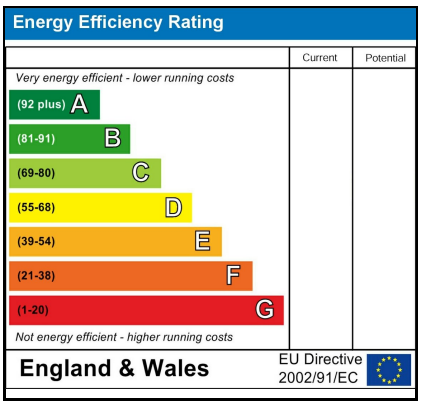


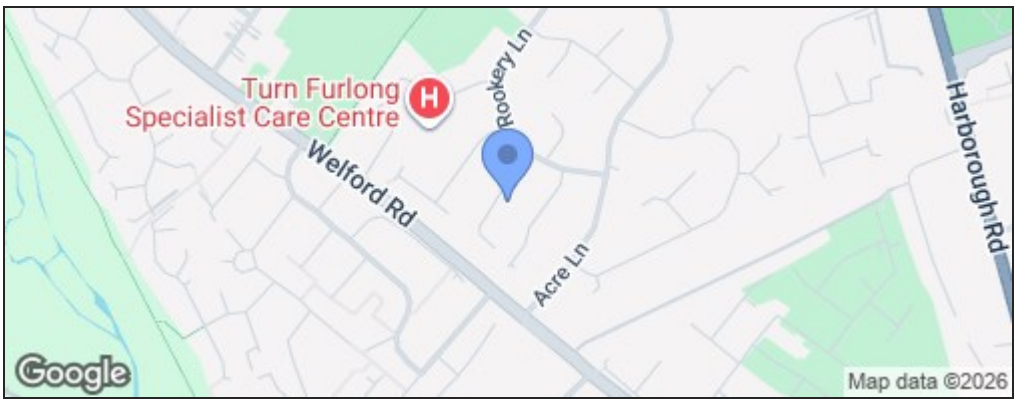


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