21 Ash Rise
Kingsthorpe
£320,000

Freehold







Good Choice are proud to offer for sale with NO UPPER CHAIN this extended, four bedroom, detached property situated in the popular area of 'Obelisk Rise' in Kingsthorpe near to schools, parks and local amenities.

Accommodation includes entrance porch, hall, living room, conservatory, kitchen and dining room. To the first floor are four bedrooms and a bathroom. Outside are front and rear gardens with a driveway leading to a single garage. (B/100m2/S)



Key Features:

- DETACHED & EXTENDED PROPERTY
- LIVING ROOM - DINING ROOM - CONSERVATORY
- MODERN KITCHEN
- FOUR BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY
- GARAGE
- NEAR TO SCHOOLS, PARKS & LOCAL AMENITIES
- COUNCIL TAX BAND D

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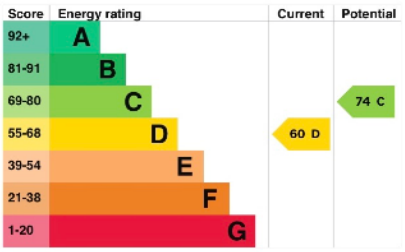
For more property information please see the 'Property Description' page on the Rightmove advert.
"*By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.*"











The graph shows this property's current and potential energy rating.

Entrance Porch
Entered via a double glazed front door, window to the side, glass panelled French doors to the hall and carpet.

Hall
Carpet, radiator, stairs to the first floor, cupboard, glass panelled French doors to the living room and glass panelled door to the kitchen.

Living Room 6.78m x 3.21m max (22'3 x 10'6)
Carpet, radiator x2, double glazed window to the front and double glazed sliding doors to the conservatory.

Conservatory 3.39m x 2.37m (11'1 x 7'9)
Brick base with tiled flooring, double glazed windows to three sides and double glazed French doors to the garden.

Kitchen 3.41m x 2.61m (11'2 x 8'7)
Wood laminate flooring, base and wall units, worktops, stainless steel sink and drainer, electric oven, gas hob, extractor, tiling to water sensitive areas, fitted dishwasher and washing machine, space for a fridge freezer, double glazed window to the rear and opening to the dining room.

Dining Room 3.84m x 2.22m (12'7 x 7'3)
Wood laminate flooring, radiator, double glazed window to the rear and double glazed door to the garden.

First Floor Landing
Carpet, cupboard, loft access (basic storage) and doors to:

Bathroom 1.64m x 2.0m (5'5 x 6'7)
Wood laminate flooring, radiator, bath with electric shower over, pedestal wash basin, WC, tiling to water sensitive areas and double glazed window to the rear.

Bedroom 1 3.68m max x 3.17m (12'1 x 10'5)
Carpet, double glazed window to the front and radiator.

Bedroom 2 4.39m x 2.22m (14'5 x 7'3)
Carpet, double glazed windows to the front and rear and radiator.

Bedroom 3 2.99m max x 3.17m max (9'10 x 10'5)
Carpet, double glazed window to the rear and radiator.

Bedroom 4 2.12m x 2.0m (6'11 x 6'7)
Carpet, double glazed window to the front and radiator.

Rear Garden
Fence and hedge enclosed, mainly laid to lawn with trees, shrubs, borders, shed and tap.

Front Garden
Lawn, shrubs, borders, block paved driveway leading to a garage and gated access to the rear garden.

Garage 5.7m x 2.39m (18'8 x 7'10)
Up and over garage door, light and power, boiler and meters.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.