



Sinclair

2 Long Row, Kingston-on-Soar

Nottingham

£215,000

2 Long Row

Kingston-on-Soar, Nottingham

This two bedroom mid-terraced house is ideally situated in a picturesque village location, directly opposite the charming village church and grounds. The property offers a fantastic opportunity for buyers looking to modernise and personalise their new home. Inside, the accommodation benefits from gas central heating and part uPVC double glazing. The house is offered with no upward chain, making for a straightforward purchase. Additional features include a brick built garage, providing valuable storage or parking space.

The property is set back from the road, with a pleasant outlook over the church and its grounds. The mature front gardens feature two lawn areas, a central path (with easement servicing neighbouring properties), a mature tree, and access to the main entrance door.

To the rear, there is a further garden area laid to lawn, complemented by established plants and shrubs, as well as space for bin storage. The rear garden also provides access to the brick built garage, which is fitted with an up and over door.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Picturesque Village Location
- No Upward Chain
- Opposite The Village Church
- Modernisation Required
- Gas Central Heating
- Garage
- Part uPVC Double Glazing

Entrance

Timber entrance door through to the small lobby area which accesses the dining kitchen, under stair storage cupboard and living room.

Living Room

13' 11" x 12' 6" (4.24m x 3.81m)

(Measurements to the front of chimney breast) Double glazed multi pane windows overlooking the front garden and church grounds beyond, radiator, brick chimney breast with timber overmantel and plate rack, two alcoved recesses with wall lights and wall mounted gas fed fire. Door accessing the rear Hall.

Dining Kitchen

20' 7" x 7' 6" (6.27m x 2.29m)

The kitchen has a double drainer one and a half bowl sink unit with cupboard under, fitted units to the wall and base, space for a tall standing fridge freezer, electric cooker point and plumbing for washing machine and space for tumble dryer. There is a uPVC double glazed window overlooking the rear garden and door accessing the rear hallway. To the dining area there is a radiator and double glazed multi pane window overlooking the front garden with the church and grounds beyond



Rear Hallway

The rear hallway has the stairs accessing the first floor, radiator, door accessing the bathroom and a UPVC double glazed window and door to the rear garden.

Bathroom

The bathroom is fitted with a white panel bath with thermostatic shower over and shower screening, low flush WC and wash hand basin. There is a heated chrome towel rail and UPVC double glazed window.

Landing

The landing gives way to the two main bedrooms

Bedroom One

17' 1" x 11' 6" (5.21m x 3.51m)

(Measurements to the front of wardrobe/cupboards) Double glazed multi pane window overlooking the garden, church and grounds beyond, radiator and a range of fitted wardrobe/cupboards with drawer storage. There is eaves storage hatch and cupboard housing the combination gas fed boiler.

Bedroom Two

17' 0" x 7' 6" (5.18m x 2.29m)

Multi pane window overlooking the church and grounds, radiator built-in cupboard and eaves storage hatch. There is a loft access hatch.





GARDEN

The Property is set back from the road with a pleasant outlook over the Village church and grounds. There are mature front gardens with two lawn areas and central path (easement servicing the neighbouring properties). Mature tree and access to the main entrance door. To the rear of the property is a further garden area laid to lawn with plants and shrubs, bin storage and access to the brick built garage. The brick built garage has an up and over door. We are advised by the vendor that the properties on Long Row are serviced by a septic tank (located withing the grounds of no.5.) The approximate cost of servicing is £60 t0 £100 per annum.

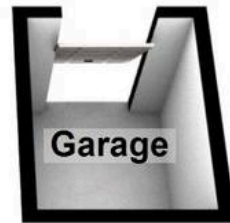
GARAGE

Single Garage

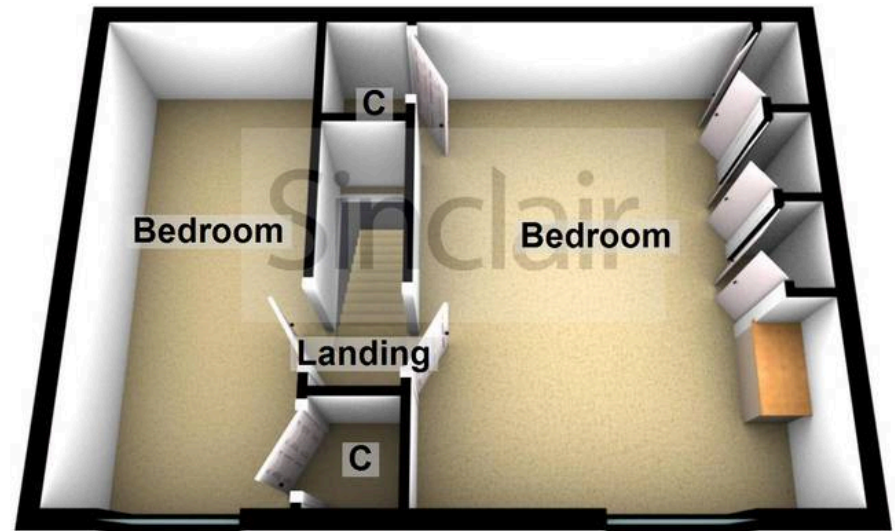
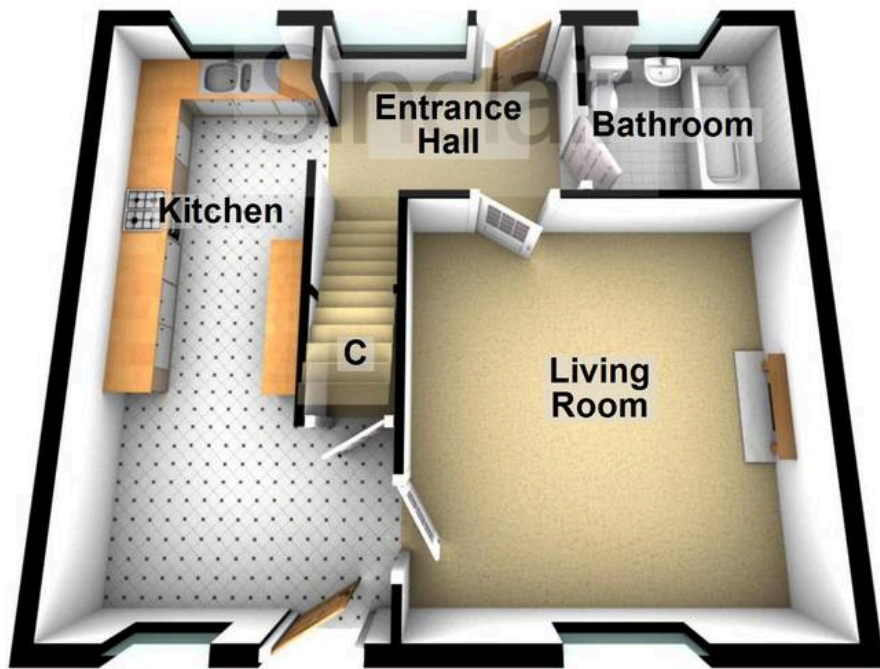
OFF STREET



Ground Floor



First Floor





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