

69 Lockgate Road, Hunsbury Meadows, Northampton, NN4 9DG
£280,000 Freehold

An immaculately presented three bedroom semi-detached property with spacious accommodation over three floors, offered for sale with no onward chain. Boasting a large modern open plan kitchen-diner, two further reception rooms, two bathrooms and three double bedrooms - early viewing is essential. Accommodation comprises; entrance hall, cloakroom, study, large open plan kitchen-diner, three bedrooms with en-suite to master and a family bathroom. Externally, are gardens to front and rear in addition to a large single garage with parking in front. EPC: B

Modern Three Bedroom Family Home | Spacious Accommodation Over Three Floors | Large Open Plan Kitchen-Diner | Garage & Driveway | Study & En-Suite Facilities | No Onward Chain

modern marketing · traditional values

ENTRANCE HALL

Entry gained via a composite double glazed door. Radiator. Stairs to first floor landing. Cupboard. Doors to connection rooms.

CLOAKROOM/WC

A white two piece suite comprising; low level WC and pedestal wash hand basin. Tiling to water sensitive areas. Radiator. UPVC double glazed window to side elevation.

STUDY 1.96m x 2.39m (6'5 x 7'10)

UPVC double glazed window to front elevation. Radiator.

KITCHEN-DINER 4.17m x 7.21m (13'8 x 23'8)

A modern, solid wood fronted, fitted kitchen comprising of various base and eye level cream cabinets with ceramic roll top work surface over. Integrated appliances to include; oven, six ring gas hob, fridge, freezer and dishwasher. Composite one and a half bowl sink and drainer unit with mixer tap over. Breakfast bar. Storage cupboard. Radiator. UPVC double glazed windows to rear elevation. French doors to garden.

FIRST FLOOR LANDING

Radiator. Stairs to second floor landing. Doors to connecting rooms.

LOUNGE 4.14m x 3.33m (13'7 x 10'11)

Two UPVC double glazed windows to rear elevation. Radiator. Television point.

BEDROOM THREE 4.14m x 2.13m (13'7 x 7'0)

Two UPVC double glazed windows to front elevation. Radiator. Television point.

BATHROOM 1.83m x 2.13m (6' x 7')

A modern white three piece suite comprising of a panelled bath with mixer tap shower attachment over, pedestal wash hand basin with mixer tap over and low level WC. Tiling to water sensitive areas. Extractor fan. Radiator.

SECOND FLOOR LANDING

Airing cupboard. Doors to connecting rooms.

MASTER BEDROOM 4.14m x 3.61m (13'7 x 11'10)

Two UPVC double glazed windows to rear elevation. Radiator. Television points. Fitted wardrobes to one wall. Door to;

EN-SUITE 1.83m x 1.78m (6' x 5'10)

A white three piece suite comprising of a double sized shower enclosure with mains shower over, pedestal wash hand basin with mixer tap over and a low level WC. Tiling to water sensitive areas. Radiator. Extractor fan.

BEDROOM TWO 4.14m x 3.00m (13'7 x 9'10)

UPVC double glazed window to front elevation. UPVC double glazed French doors to front elevation. Radiator. Telephone point. Access to loft space.

OUTSIDE

FRONT GARDEN

A low maintenance planted frontage with path to front door. Gated pedestrian access to rear garden.

GARAGE

A single garage with light and power connected, with parking in front for two vehicles. The garage is accessed via metal electronically operated security gates.

REAR GARDEN

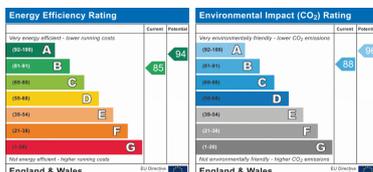
A fully enclosed rear garden mainly laid to lawn with a patio seating area. Courtesy door to garage. Outside tap.

AGENTS NOTES

The Vendor informs us that there is a maintenance charge payable (approximately £30 per month). This charge is for the upkeep of the external areas of the estate.

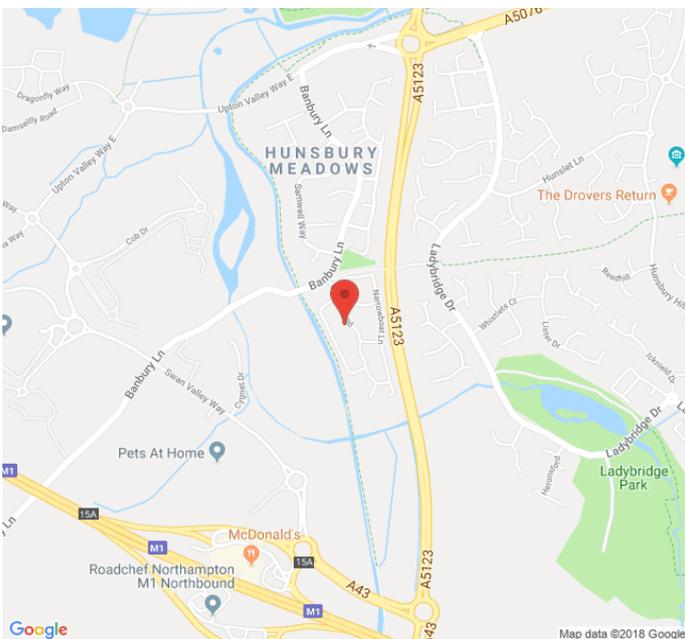
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

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