

37 Hertford Court, Meadowfields, Northampton, NN3 9TD
Guide Price £330,000 Freehold

Jackson Grundy are pleased to be the chosen agent to bring to the market an exceptionally well presented, four bedroom detached family home situated in a quiet cul-de-sac location in Little Billing. The accommodation comprises entrance hall, utility room/WC, kitchen/diner with built in five ring gas hob, electric oven under, extractor over, microwave and dishwasher and a lounge/dining room with French doors leading to the rear garden. To the first floor are four bedrooms and refitted family bathroom. Externally there is a landscaped garden to the rear and garden and off road parking to the front. An internal inspection is highly recommended. EPC Rating: D

Excellently Presented | Refitted Kitchen | Refitted Bathroom | uPVC Windows & Doors | Gas Radiator Heating | Landscaped Rear Garden

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door with frosted glass. Storage cupboard. Staircase rising to first floor landing with cupboard under. Doors to:

WC/UTILITY ROOM 2.11m x 1.64m (6'11 x 5'5)

Frosted uPVC double glazed window to front elevation. Suite comprising low level WC and pedestal wash hand basin. Wall mounted units with roll top work surfaces over. Space for white goods. Tiled floor.

KITCHEN/BREAKFAST ROOM 4.99m x 2.77m (16'4 x 9'1)

uPVC double glazed windows to front and side elevations. uPVC double glazed door to side elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Five ring gas hob, electric oven under and extractor over. Microwave and dishwasher. Composite bowl half drainer with mixer tap. Fully refurbished boiler. Space for dining table. Tiled flooring. Radiator.

LOUNGE 5.71m x 3.39m (18'9 x 11'1)

uPVC double glazed window to rear elevation. uPVC French doors leading to garden. Radiator. Electric fireplace with marble hearth and wooden surround. Space for dining table and chairs. Wooden flooring. Coving.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 3.29m x 3.67m (10'10 x 12'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.10m x 3.06m (10'2 x 10'0)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 3.65m Max x 2.59m (12'0 Max x 8'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.11m Max x 2.57m (10'2 Max x 8'5)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.52m x 1.69m (8'3 x 5'7)

Frosted double glazed window to side elevation. Suite comprising panelled bath with glass shower screen and shower over, low level WC and pedestal wash hand basin with cupboard under. Heated towel rail. Tiled floor. Fully tiled.

OUTSIDE

FRONT GARDEN

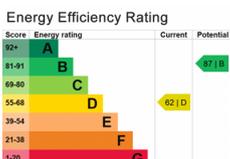
Concrete and lawned areas with gravelled driveway. Path to entrance door and side access. Shrub borders. Security light.

GARAGE 5.23m x 2.75m (17'2 x 9'0)

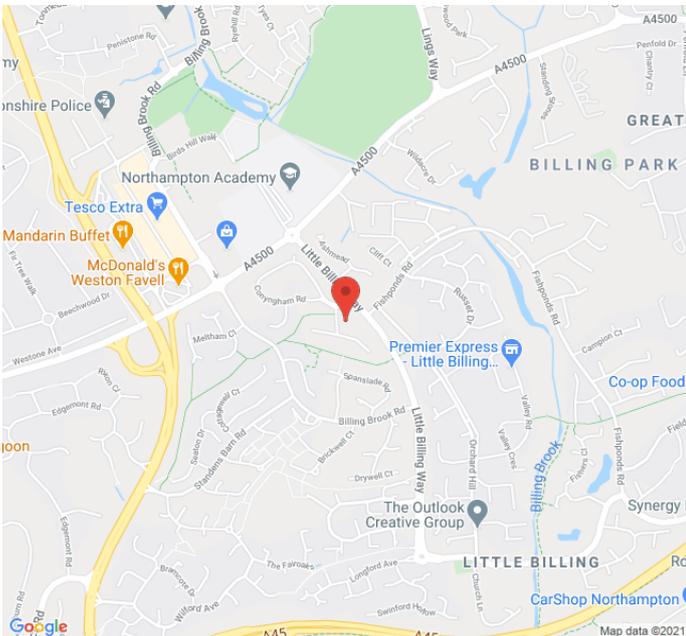
Up and over doors. Power and light connected.

REAR GARDEN

Patio area, leading to lawn. Shrub and flower beds and borders. Mature trees and panelled fence surround.



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.



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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