

65 Wade Meadow Court, Lings, Northampton, NN3 8ND
£155,000 Freehold

Jackson Grundy are delighted to welcome to the market this large well presented two bedroom terrace property. The accommodation comprises entrance hall, a refitted kitchen/diner and lounge, both with sliding patio doors, low maintenance rear garden with rear access. Upstairs there are two double bedrooms, a separate WC and refitted bathroom. The property further benefits from uPVC double glazing and gas radiator heating. This is a wonderful first time buy or investment property. EPC Rating: tbc

**Immaculate Presentation | Refitted Kitchen/Diner | Two Double Bedrooms | Sunny Low
Maintenance Garden | Separate WC | Refitted Bathroom**

modern marketing · traditional values

ENTRANCE HALL

uPVC entrance door. High polish Porcelain tiling. Understairs storage. Staircase rising to first floor landing. Storage cupboard with three year old Worcester combination boiler. Radiator. Doors to:

LOUNGE 4.11m x 2.97m (13'6 x 9'9)

uPVC sliding patio doors to rear elevation. Television point. Radiator.

KITCHEN/DINER 5.97m x 3.51m (19'7 x 11'6)

Max

uPVC window to front elevation. Sliding patio doors to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Stainless steel sink with mixer tap and Brita water filter. Smeg range cooker with chimney style with extractor over. LED Lighting and counter-top lighting. Storage cupboard. Space for appliances. Upright modern radiator. Coving. Porcelain tiled floor. Splash back tiling. Arch to lounge.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

BEDROOM ONE 4.11m x 3.53m (13'6 x 11'7)

uPVC window to rear elevation. Radiator. Access to loft space.

BEDROOM TWO 4.11m x 3.00m (13'6 x 9'10)

uPVC window to rear elevation. Radiator. Coving.

BATHROOM

uPVC window to front elevation. Radiator. Panelled bath with electric shower over and wash hand basin with mixer tap over. Tiling to splash back areas.

WC

uPVC window to front elevation. Low level WC.

OUTSIDE

FRONT GARDEN

Lawned area with path to entrance door.

REAR GARDEN

Enclosed fencing with rear gate. Law maintenance patio slabbed garden with shed space.

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

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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