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# Academy Drive, Scholars Green, Kingsthorpe, Northampton, NN2 7AY

£240,000 End of Terrace

2 1 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe  
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197  
Email Us kingsthorpe@jacksongrundy.co.uk





## Property Summary

A well presented two bedroom end of terraced property situated within the highly desirable Scholars Green development constructed in 2021.

## Features & Utilities

- ✓ End Terrace
- ✓ Two Double Bedrooms
- ✓ Downstairs Cloakroom
- ✓ Kitchen/Dining Room
- ✓ Side Access
- ✓ Off Road Parking For Two Cars
- ✓ Well Presented
- ✓ uPVC Double Glazed Throughout
- ✓ Desirable Location
- ✓ Constructed 2021

# Property Overview

A well presented two bedroom end of terraced property situated within the highly desirable Scholars Green development constructed in 2021. The accommodation comprises entrance hall, cloakroom, lounge and kitchen/dining room with double doors leading onto the rear garden to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the rear outside there is a fully enclosed garden with patio area, lawn area, shed and side access. To the front of the property there is a driveway providing off road parking for two cars. Call 01604 722197 to arrange an appointment to view. EPC Rating: TBC. Council Tax Band: B

## ENTRANCE HALL

UPVC Obscure double glazed entrance door. Radiator. Staircase rising to first floor landing. Door to:

## WC

Obscure uPVC double glazed window to front elevation. Radiator. Low level toilet and wash hand basin with tiled splash backs.

## LOUNGE 4.50m x 3.00m (14'9 x 9'10)

uPVC double glazed window to front elevation. Radiator. Television and telephone points. Storage cupboard. Wood effect flooring. Door to:

## KITCHEN/DINING ROOM 2.60m x 3.91m (8'6 x 12'10)

uPVC double glazed window to rear elevation and uPVC double glazed French doors onto rear garden. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surface over. One and a half bowl stainless steel sink and drainer with mixer tap over. Fitted oven with gas hob and extractor over. Larder cupboard, dishwasher and washing machine.

## FIRST FLOOR LANDING

Access to loft space. Partly boarded and includes ladder to loft space. Carpeted. Doors to:

## BEDROOM ONE 2.30m x 3.91m (8'6 x 12'10)

Two uPVC double glazed windows to front elevation. Radiator. Storage cupboard. Carpeted.

## **BEDROOM TWO 2.60m x 3.91m (8'6 x 12'10)**

uPVC double glazed window to rear elevation. Radiator. Carpeted. Wardrobe with sliding doors.

## **BATHROOM**

Radiator. A three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap over and low level WC. Vinyl flooring. Tiling to splash back areas. Extractor fan. UPVC double glazed obscured window to side elevation.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway providing off road parking for two cars. Side access gate.

### **REAR GARDEN**

Mainly laid to lawn with patio area and hard standing for a shed. Timber panelled fencing and side access gate. Outside tap.

## **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point –No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

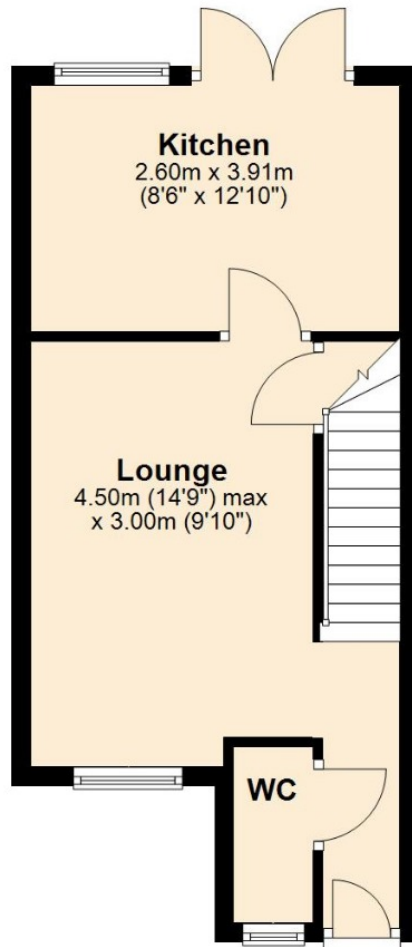
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### **AGENTS NOTES**

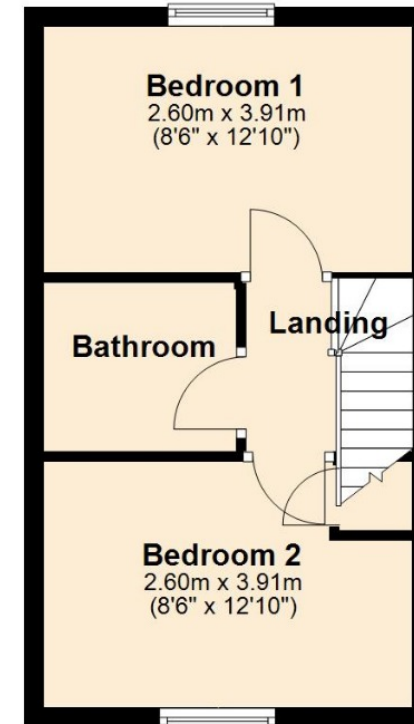
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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.

# Floorplan

## Ground Floor



## First Floor



Total area: approx. 59.1 sq. metres (636.6 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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