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Allard Close, Rectory Farm, Northampton, NN3 5LZ

£350,000 Detached

4 1 2



**Platinum Trusted
Service Award**

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feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well presented four bedroom detached family home nicely situated in a quiet cul-de-sac enjoying views over neighbouring countryside to the front and a private westerly facing garden to the rear.

Features & Utilities

- ✓ Detached Family Home
- ✓ Open Plan Kitchen/Diner
- ✓ Dual Aspect Lounge
- ✓ Mature Westerly Facing Rear Garden
- ✓ Cul-de-Sac Location
- ✓ Very Well Presented Throughout
- ✓ Countryside Views
- ✓ Excellent Transport Links
- ✓ Four Spacious Bedrooms
- ✓ Local Amenities

Property Overview

A well presented four bedroom detached family home nicely situated in a quiet cul-de-sac enjoying views over neighbouring countryside to the front and a private westerly facing garden to the rear. The property benefits from a kitchen/diner, separate receptions and four good size bedrooms – early viewing is advised. The accommodation comprises entrance hall, refitted WC, dual aspect lounge, dining room, kitchen/breakfast room and utility. To the first floor there are four well proportioned bedrooms, en-suite to bedroom one and white family bathroom suite. Externally are well tended gardens to the front and rear, in addition to a single garage and driveway. The property is fully uPVC double glazed and has gas to radiator central heating. EPC: D Council Tax Band: D

ENTRANCE HALL

Entry via uPVC double glazed door. uPVC double glazed window to front elevation. Radiator. stairs rising to first floor landing. Doors to connecting rooms.

CLOAKROOM/WC

Obscure uPVC double glazed window to front elevation. Radiator. A refitted two piece white suite comprising wall mounted wash hand basin with mixer tap over and low level WC. Tiling to water sensitive areas.

LOUNGE 5.05m x 3.35m (16'7 x 11'0)

A bright dual aspect reception room with uPVC double glazed bay window to front elevation and sliding patio doors to the rear garden. Radiator. Feature open fireplace with marble hearth and wooden surround. Wood effect laminate flooring.

KITCHEN 3.15m x 2.95m (10'4 x 9'8)

uPVC double glazed window to rear elevation. Radiator. A stylish refitted kitchen comprising of a range of cream wall mounted and base level units and drawers with square edge work surfaces over. Under pelmet lighting. One and a half bowl sink and drainer unit with mixer tap over. Tiling to water sensitive areas. Integrated AEG oven, induction hob with designer extractor canopy over and dishwasher. Wood effect laminate flooring. Space for table and chairs. Door to:

UTILITY ROOM 1.88m x 1.73m (6'2 x 5'8)

Square edged work surfaces matching the kitchen with space for white goods under. Tiling to water sensitive areas. Wall mounted boiler. uPVC double glazed door to garden.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Access to loft space. Airing cupboard. Doors to connecting rooms.

BEDROOM ONE 3.72m x 2.99m (12'2 x 9'10)

uPVC double glazed window to rear elevation. Radiator. Arch to:

EN-SUITE

Obscure uPVC double glazed window to side elevation. Radiator. Enclosed shower cubicle and pedestal wash hand basin. Tiling to water sensitive areas.

BEDROOM TWO 2.95m x 3.40m (9'8 x 11'2)

UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE

3.10m x 2.16m (10'2 x 7'1)

UPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.01m x 2.49m (6'7 x 8'2)

UPVC double glazed window to front elevation. Radiator.

BATHROOM 1.98m x 1.68m (6'6 x 5'6)

Obscure UPVC double glazed window to front elevation. Radiator. Fitted with a white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with mixer tap over and low level WC. Tiling to water sensitive areas.

OUTSIDE

FRONT GARDEN

Laid to lawn with mature hedging and planted borders. Gated pedestrian access to rear garden.

REAR GARDEN

External tap. A well tended westerly facing enclosed garden enjoying a great deal of privacy. Laid to lawn with a large patio area. A variety of tree, shrub and flower planted borders.

GARAGE

A single garage with power and light connections. Accessed via a metal up and over door. Driveway in front providing off road parking for one vehicle.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

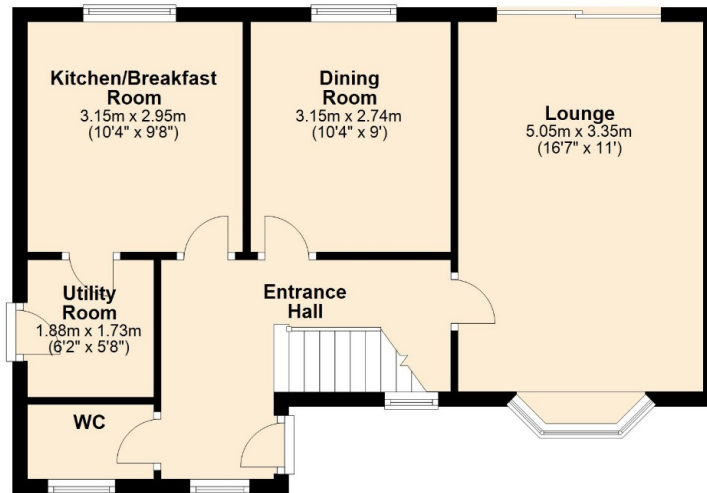
AGENTS NOTES

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.

Floorplan

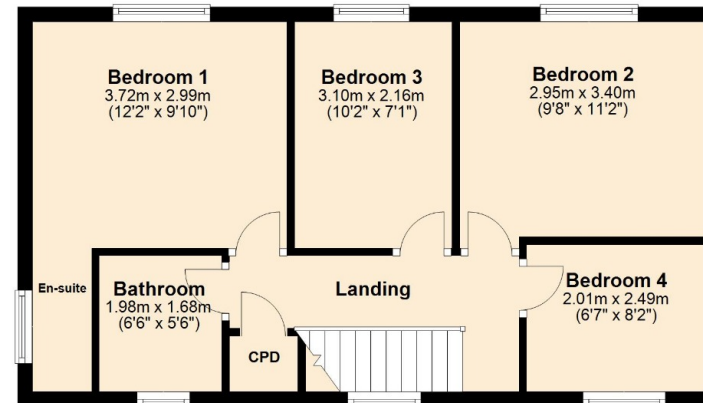
Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 97.6 sq. metres (1050.2 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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