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Ashton Way, Scholars Green, NN2 7AR

£345,000 Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A beautifully presented three-bedroom detached property constructed in 2020 by Persimmons homes, benefitting from a landscaped rear garden and situated within the highly sought after location of Scholars Green.

Features & Utilities

- ✓ Complete Chain
- ✓ Detached
- ✓ Landscaped Garden
- ✓ Driveway
- ✓ Immaculate Condition
- ✓ Side Access
- ✓ Constructed in 2020
- ✓ Garage
- ✓ Sought After Location
- ✓ En-Suite to Main Bedroom

Property Overview

A beautifully presented three-bedroom detached property constructed in 2020 by Persimmons homes, benefitting from a landscaped rear garden and situated within the highly sought after location of Scholars Green. The ground floor accommodation comprises entrance hall, with understairs storage, leading to the lounge kitchen / dining room with utility area and cloakroom. The first floor comprises of a generous landing area with built in storage, three well-proportioned bedrooms with an en-suite to master bedroom and family bathroom. To the rear is a landscaped garden, with porcelain slabs, fully enclosed by a timber fence with gated side access. To the front of the property is a driveway for two vehicles, a single garage, a porcelain path leading to the front door, and well-kept shrubbery. For more details or to arrange a viewing, please call Jackson Grundy on 01604 722197.

EPC Rating: B. Council Tax Band: D.

Communal Arear Contribution £150 PA

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

UTILITY ROOM

WC

KITCHEN/DINING ROOM

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Parking, Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

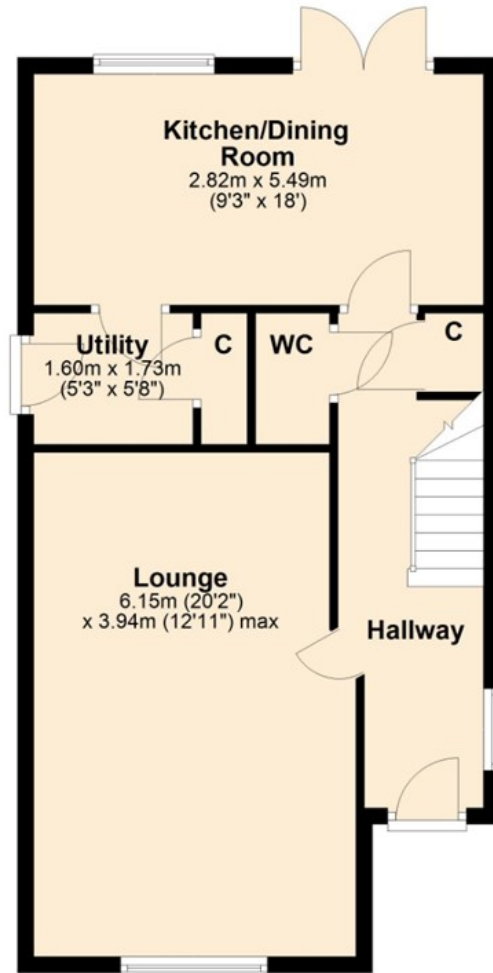
AGENTS NOTES

i Viewings by appointment only through us 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

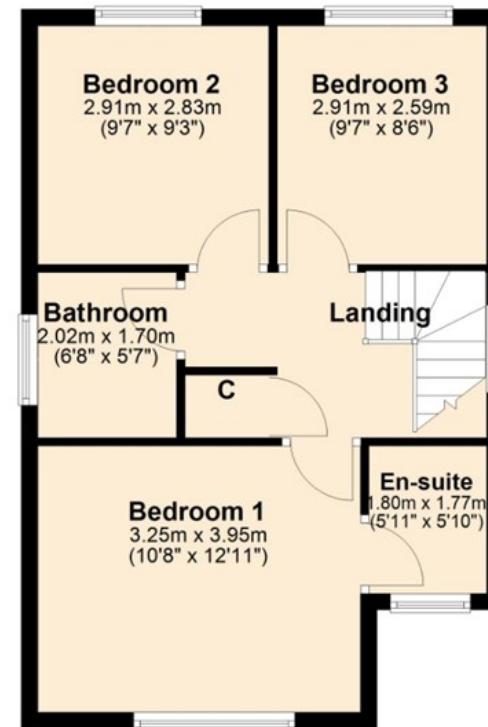
Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 100.7 sq. metres (1083.7 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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