



www.jacksongrundy.com

Ashwells Lane, Yelvertoft, NN6 6LW

£325,000 - OIRO Bungalow

4 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

A three/four bedroom semi-detached property with adaptable accommodation. South facing garden and parking for four vehicles.

Features & Utilities

- ✓ Semi-Detached
- ✓ Three to Four Bedrooms
- ✓ Adaptable Accommodation
- ✓ Log Burner
- ✓ Radiator Heating
- ✓ uPVC Double Glazing
- ✓ Four Vehicle Driveway
- ✓ No Onward Chain

Property Overview

A three/four bedroom semi-detached property with adaptable accommodation. South facing garden and parking for four vehicles. It has a hall, large lounge/dining room with log burner, kitchen, conservatory, ground floor bedroom/reception and ground floor bathroom. Upstairs the main bedroom has a shower and WC. There are two further bedrooms and a study. Outside there is a block paved driveway that has space for four vehicles comfortably and there is an attractive south facing rear garden. Offered with no onward chain. The property has uPVC double glazing and radiator heating. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE

Enter via front door.

PORCH

Door to:

HALLWAY

Stairs to first floor. Coat cupboard. Radiator.

LOUNGE/DINING ROOM 4.43m x 6.41m (14'6" x 21')

Two windows to front elevation. Two radiators. Fireplace with log burner.

KITCHEN 4.80m x 2.67m (15'9" x 8'9")

Window to rear elevation. Wall mounted and base units. Built in oven, grill, hob and extractor over. Stainless steel sink unit. Space for fridge freezer, dishwasher and washing machine. Door to:

CONSERVATORY 1.85m x 4.07m (6'1" x 13'4")

uPVC double glazed construction. Tiled floor. Door to garden.

BEDROOM FOUR 3.15m x 3.66m (10'4" x 12')

Window to rear elevation. Radiator.

BATHROOM 1.90m x 1.73m (6'3" x 5'8")

Window to side elevation. Bath with shower over and screen. WC. Wash hand basin. Tiled splashbacks. Heated towel rail.

FIRST FLOOR LANDING

Window to side elevation. Access to loft space. Built in wardrobe. Radiator.

BEDROOM ONE 3.81m x 3.25m (12'6" x 10'8")

Window to side elevation. Radiator. Built in wardrobe. Shower cubicle.

WC

WC. Wash hand basin.

BEDROOM TWO 3.51m x 3.05m (11'6" x 10')

Window to front elevation. Built in wardrobe. Radiator.

BEDROOM THREE 1.93m x 3.54m (6'4" x 11'7")

Built in wardrobe. Window to rear elevation. Radiator.

STUDY

Velux window to rear elevation. Radiator. Built in wardrobes.

OUTSIDE

FRONT

Established garden. Driveway for multiple vehicles.

DRIVEWAY

Blocked paved driveway for four vehicles.

REAR GARDEN

Large paved patio area. Established borders and garden shed.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Oil Heating

Parking – Driveway

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

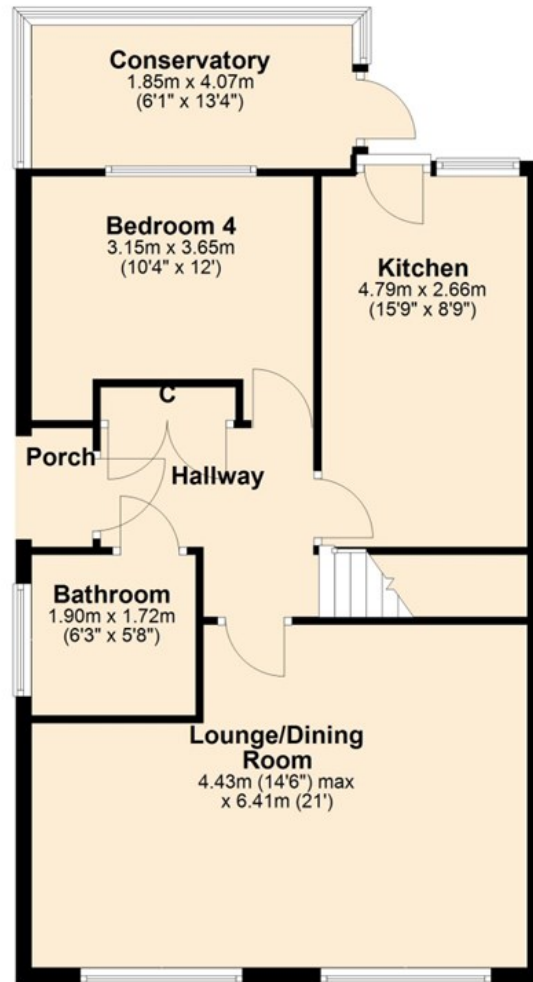
AGENTS NOTES

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

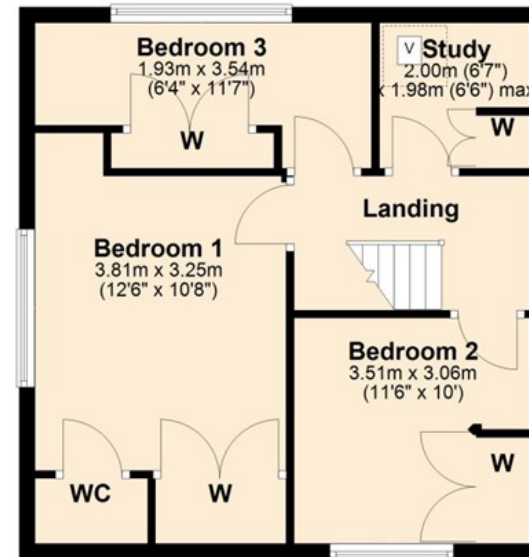
Ground Floor

Approx. 73.6 sq. metres (792.7 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 118.6 sq. metres (1276.9 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152