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Barewell Fields, Prestidge Row, Moreton Pinkney, Daventry, NN11 3NJ

£475,000 - Guide Price Semi-Detached

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Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

This substantial three-bedroom semi-detached family home is situated in the highly desirable village of Moreton Pinkney,

Features & Utilities

- ✓ Southerly Facing Garden
- ✓ Multiple Entertaining Areas
- ✓ 22ft Kitchen/Dining Room
- ✓ 3 Double Bedrooms, En Suite To Bed 1
- ✓ Off Road Parking
- ✓ 100ft Garden
- ✓ 20 Mins Drive To Banbury
- ✓ Trains To London Marylebone (1 hour)
- ✓ WC and Utility Room On Ground Floor
- ✓ Sought After Village Location

Property Overview

This substantial three-bedroom semi-detached family home is situated in the highly desirable village of Moreton Pinkney, offering over 1,400 square feet of living space. Located just 20 minutes drive of Banbury with trains running to London Marylebone (approx 1 hour). The property sits on a generous 0.2-acre plot, benefitting from a beautiful orchard that offers an excellent opportunity for gardening lovers. Internal the property boasts generous lounge, kitchen/dining area, utility room, cloakroom, and study. To the first floor is a master bedroom with en-suite, two further bedrooms, and a family bathroom. The property is accessed via a shared private driveway leading to several off road parking spaces and a garage. EPC Rating: E. Council Tax Band: D

ENTRANCE HALL

Wooden entrance door. Herringbone style flooring. Staircase rising to first floor landing. Access to all ground floor rooms.

LIVING ROOM 5.60m x 4.47m (18'4 x 14'8)

uPVC double glazed sliding doors to rear elevation Character original stone fireplace.

KITCHEN/DINING ROOM 4.72m x 6.64m (15'6 x 21'9)

uPVC double glazed windows to front and side elevations. AGA. Modern and newly wall and base units. Herringbone style flooring. Integrated dishwasher. Ceramic Belfast kitchen sink. Doorway leading to lounge.

STUDY 3.16m x 2.25m (10'5 x 7'5)

uPVC double glazed windows to front and rear elevations. Radiator.

UTILITY ROOM 2.68m x 2.32m (8'9 x 7'7)

uPVC double glazed window to rear elevation. Ceramic Belfast sink. White goods to include fridge/freezer, washing machine and tumble dryer.

WC

Radiator. Suite comprising wash hand basin and WC.

FIRST FLOOR LANDING

Storage cupboard. Access to loft space. Access to all bedrooms and bathroom.

BEDROOM ONE 2.64m x 6.43m (8'8 x 21'1)

uPVC window to front elevation. Two radiators. Door leading to en-suite:

EN-SUITE

Herringbone style flooring. Suite comprising shower cubicle, WC and wash hand basin.

BEDROOM TWO 3.46m x 3.44m (11'4 x 11'3)

uPVC double glazed window to front. Radiator.

BEDROOM THREE 2.56m x 2.43m (8'5 x 8'0)

uPVC dg to rear elevation. Radiator. Fitted wardrobes.

BATHROOM 2.62m x 1.91m (8'7 x 6'3)

Herringbone style flooring. Suite comprising bath, wash hand basin WC and shower cubicle. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Access to the property is shared via private driveway. Off road parking for several vehicles. Direct access to garage. Side access to rear garden

REAR GARDEN

South West Facing. Large 100ft garden. Mainly laid to lawn with borders well stocked by a range of shrubs and bushes. A beautiful orchard is available for garden lovers. Chicken run. Generous patio that stretches across the width of the property.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Ask Agent

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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

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

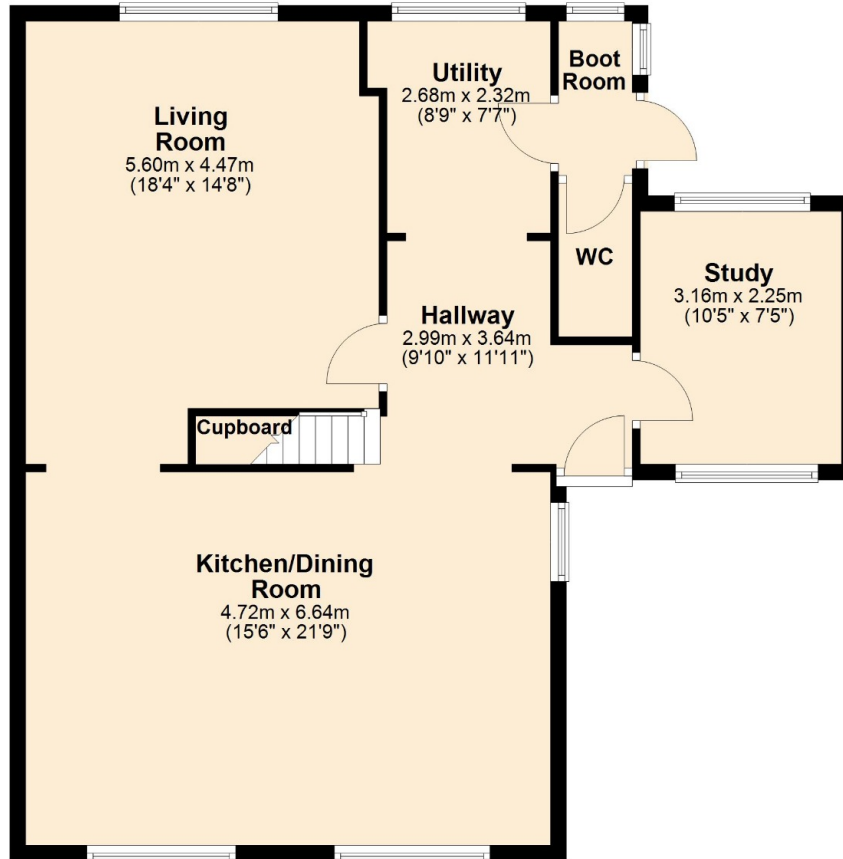
AGENTS NOTES

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

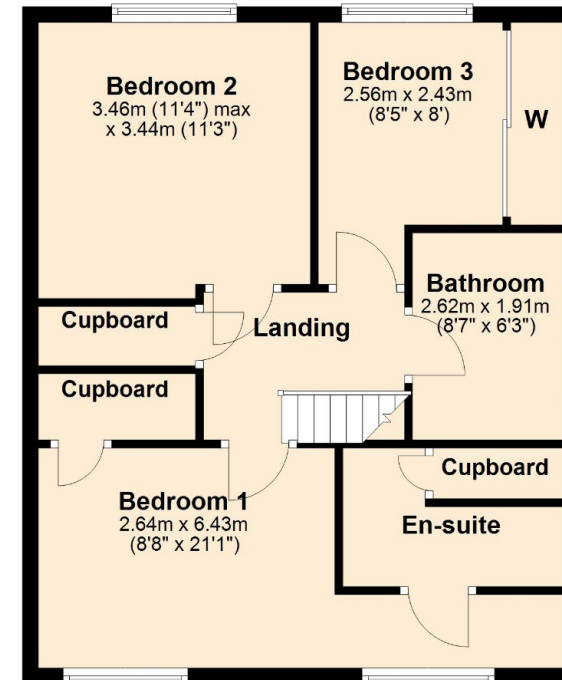
Ground Floor

Approx. 83.4 sq. metres (897.4 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.6 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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