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# Beaumont Drive, Cherry Lodge, Northampton, NN3 8PE

£240,000 Semi-Detached

3 1 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Weston Favell  
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## Property Summary

Jackson Grundy are delighted to bring to the market a well presented three bedroom semi detached property situated in the ever popular Cherry Lodge development.

## Features & Utilities

- ✓ Great Family Home
- ✓ Parking for Two Vehicles
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Close to Local Amenities
- ✓ Good Road Links
- ✓ Early Viewings Recommended



# Property Overview

Jackson Grundy are delighted to bring to the market a well presented three bedroom semi detached property situated in the ever popular Cherry Lodge development. The property comprises entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and a family bathroom. The rear has a landscaped garden with patio areas. Early viewings are highly recommended. Please call today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: B.

## ENTRANCE PORCH

Two double glazed windows to side elevation. Double glazed front door.

## ENTRANCE HALL

Radiator. Stairs leading to landing.

## KITCHEN 3.31m x 2.26m (10'10 x 7'5)

Double glazed window to rear and side elevation. Double glazed rear door. Tiled splashbacks. Base and wall mounted units. One and a half bowl sink with mixer tap. Electric oven and hob. Space for washing machine and fridge freezer.

## DINING ROOM 3.31m x 2.45m (10'10 x 8)

Double glazed window to rear elevation. Double glazed door to rear elevation. Radiator.

## LOUNGE 3.70m x 4.00m max (12'2 x 13'2)

Double glazed window to front elevation. Radiator. Under stairs storage cupboard. Television socket. Electric fire.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Loft hatch.

## BATHROOM 2.09m x 2.11m (6'10 x 6'11)

Double glazed window to rear elevation. Heated towel rail. Wash hand basin. WC. Bath with shower over and mixer taps. Glass shower screen. Half tiled.

### **BEDROOM TWO 2.76m x 2.75m (9'1 x 9)**

Double glazed window to rear elevation. Radiator. Storage cupboard.

### **BEDROOM ONE 4.09m x 2.70m (13'5 x 8'10)**

Double glazed window to front elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 3.11m max x 1.99m (10'2 x 6'6)**

Double glazed window to front elevation. Radiator. Storage cupboard.

### **OUTSIDE**

#### **FRONT**

Block paved parking for two cars.

#### **REAR**

Fenced boundary. Artificial grass. Paved seating area.

### **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 – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

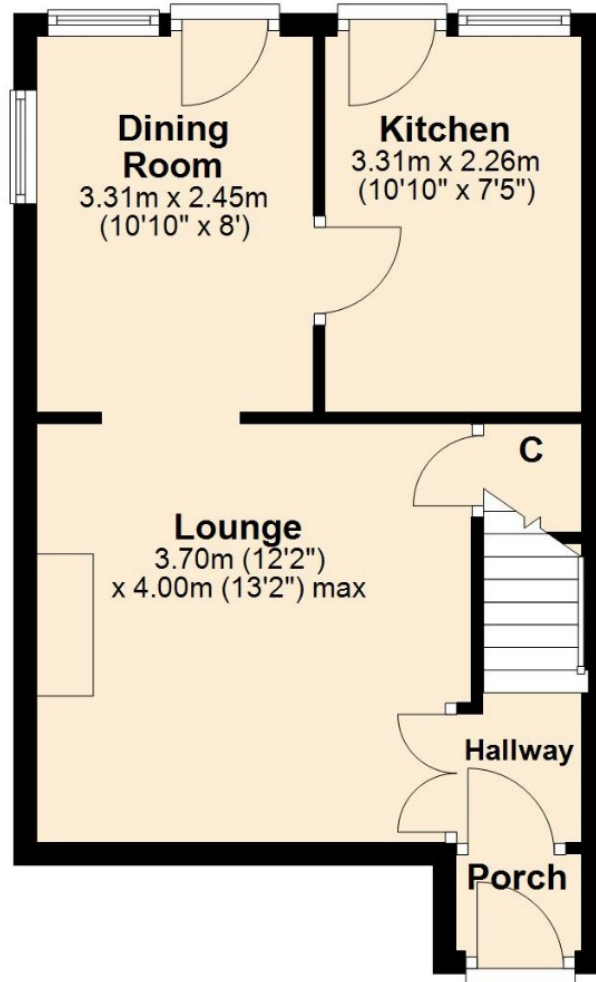
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

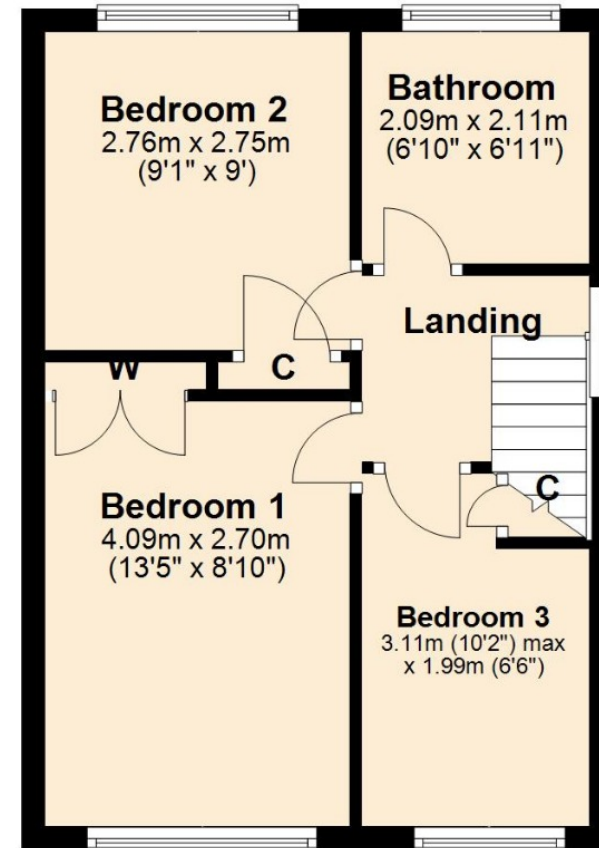
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



## First Floor





# 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](http://www.jacksongrundy.com)

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