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Brook Lane, Dallington, NN5 7HL

£259,995 Semi-Detached

3 2 1



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

Jackson Grundy is delighted to offer to the market this extended, semi-detached, chalet style home in the desirable old village of Dallington.

Features & Utilities

- ✓ Dallington Village Location
- ✓ Chalet Style Home
- ✓ Two/Three Bedrooms
- ✓ Bathrooms to Both Floors
- ✓ Kitchen/Breakfast Room
- ✓ Front and Rear Gardens
- ✓ Viewing Recommended



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Property Overview

DALLINGTON VILLAGE. Jackson Grundy is delighted to offer to the market this extended, semi-detached, chalet style home in the desirable old village of Dallington. The property has a replacement combination boiler, double glazing and uPVC clad facias so any further enhancement is likely to be cosmetic. Accommodation comprises entrance hall with stairs rising to a bedroom and bathroom and eaves storage area, ground floor of two further bedrooms and a shower room, sitting room, kitchen with space for a breakfast table and chairs and adjoining conservatory/garden room with the benefit of a connecting door to garden. Outside gardens lie to front and rear and a driveway provides off road parking. NO UPPER CHAIN. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE

uPVC outer door. Stairs to first floor level. and cupboard under.

LOUNGE 4.47m x 3.03m (14'8" x 9'11")

Double glazed window to front elevation. Radiator. Chimney breast and fireplace.

KITCHEN 2.42m x 2.70m (7'11" x 8'10")

BREAKFAST ROOM 2.34m x 2.69m (7'8" x 8'10")

KITCHEN/BREAKFAST ROOM

Double glazed window to rear elevation. Radiator. Wall mounted and base level units with work surface over. Stainless steel sink with mixer tap. Tiled splashbacks. Gas hob. Electric oven. Filter hood. Space for washing machine and breakfast table and chairs. Cupboard housing gas fired boiler. Built in fridge freezer.

CONSERVATORY

Double glazed door to rear elevation and picture windows to rear overlooking garden. Pitched polycarbonate roof.

BEDROOM ONE 3.64m x 2.58m (11'11" x 8'5")

Double glazed French doors to conservatory. Curtain and pole. Radiator.

BEDROOM TWO 2.39m x 2.32m (7'10" x 7'7")

Double glazed window to front elevation.

SHOWER

Obscure double glazed window to side elevation. Radiator. Low level WC. Pedestal wash hand basin. Extractor fan.

FIRST FLOOR LANDING

Velux window to rear elevation and display area below. Access to loft space.

BEDROOM THREE 4.24m x 3.48m (13'11" x 11'5")

Double glazed dormer window to front elevation. Radiator. Eaves cupboard to front, fitted eaves cupboard and wardrobe to rear slope.

BATHROOM 2.17m x 1.90m (7'1" x 6'3")

Obscure double glazed window to side elevation. Radiator. Panel bath. Pedestal wash hand basin. Low level WC. Access cupboard. Electric heated towel rail.

OUTSIDE

FRONT GARDEN

Lawned frontage with low level wall and driveway.

REAR GARDEN

Paved patio. Step up through retaining wall to small lawn and shed. Enclosed via wooden panel fencing. Side gate to driveway. Water tap.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

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 – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central 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

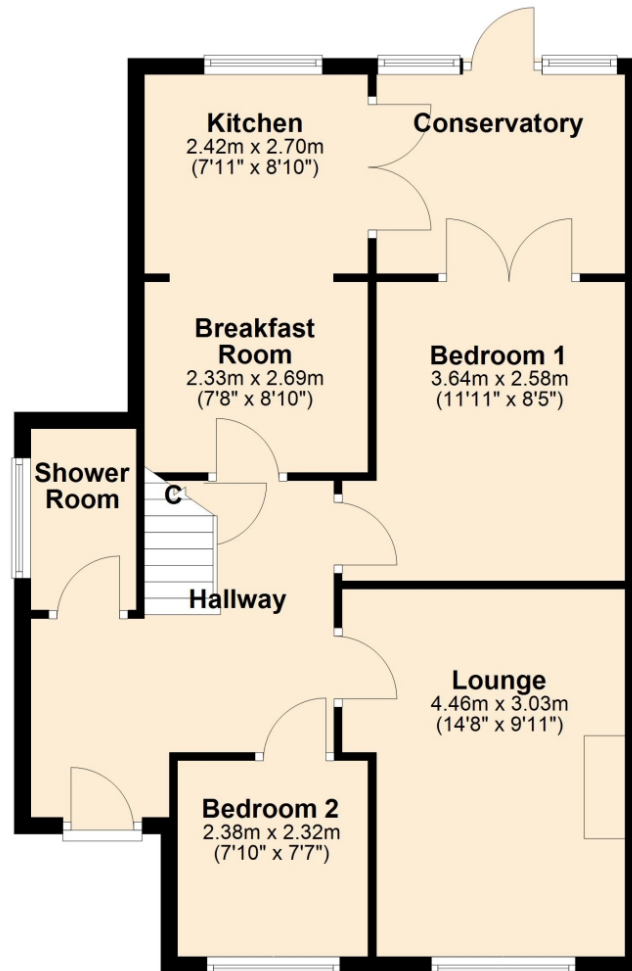
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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

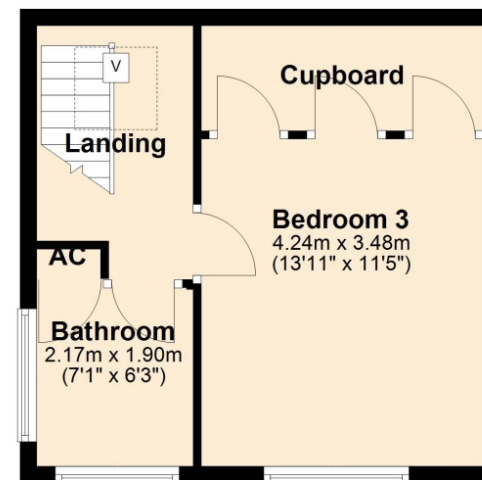
Ground Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 98.6 sq. metres (1061.0 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
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