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Bush Hill, The Headlands, Northampton, NN3 2PG

£280,000 Semi-Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Property Summary

A well-presented extended three bedroom semi-detached house situated in the popular Headlands area of Northampton.

Features & Utilities

- ✓ Extended Three Bedroom Semi-Detached Property
- ✓ Replacement Doors and Windows Throughout
- ✓ Kitchen/Dining Room
- ✓ Family Room
- ✓ Downstairs Wet Room
- ✓ Large Outbuilding to Rear
- ✓ Driveway
- ✓ Gas Central Heating
- ✓ Popular Location Close to Schools and Amenities
- ✓ Entrance Porch

Property Overview

A well-presented extended three bedroom semi-detached house situated in the popular Headlands area of Northampton. Accommodation comprises entrance porch, entrance hall, sitting room with double doors into the hall and dining area, kitchen/dining room open to the family room. Utility area and wet room W/C, with a lean too which has access to the front and also the rear garden and also provides access to an outbuilding store room. To the first floor, a family bathroom, two double bedrooms and a third single bedroom. The property benefits from replacement uPVC double glazing throughout and a gas central heating system run from a replacement combination boiler. To the front a block paved driveway providing off road parking and gated side access into the lean too. The rear garden is a good size and low maintenance with large paved patio and seating areas, a green house, various shrubs and borders and a large outbuilding / store room to the rear of the garden. The property is within walking distance of Abington Park, within a short drive to the town centre and also Weston Favell shopping centre and is positioned conveniently between good local schools and amenities. Please call 01604 231111 to view. EPC Rating: D. Council Tax Band: C.

ENTRANCE PORCH

Enter via composite door. uPVC double glazed door leading to hallway.

ENTRANCE HALL

Radiator. Stairs leading to first floor. Double glazed door leading to lounge, kitchen, dining room. Laminate flooring

KITCHEN 2.97m x 1.66m (9'9 x 5'5)

DINING ROOM 3.81m x 3.44m (12'6 x 11'3)

Two uPVC double glazed window to side elevation. Base and wall mounted units with work surface over. Electric hob. Stainless steel sink and drainer with mixer tap over. Space for fridge freezer. Integral electric oven. Tiled splash backs. Laminate flooring. Radiator. Door leading to lounge. Archway opening to family room. Open to utility area.

UTILITY

Space and power for washing machine. Boiler. Door leading to wet room.

WET ROOM

Obscure uPVC double glazed window to rear elevation. Door leading to lean to. Radiator. Wash hand basin. WC. Shaver point. Tiled splash back.

LEAN TO

uPVC door leading to side elevation. uPVC double glazed door leading to rear garden. Radiator. Poly carb roof over. Door leading to outbuilding.

FAMILY ROOM 3.06m x 2.99m (10' x 9'10)

uPVC double glazed door leading to rear garden. uPVC double glazed window to side elevation. Radiator. Laminate flooring.

LOUNGE 4.29m max x 3.45m (14'1 x 11'4)

uPVC double glazed bay window to front elevation. TV point. Radiator.

LANDING

Loft access. uPVC double glazed window to side elevation. Door leading to adjoining rooms.

BEDROOM ONE 3.63m x 3.20m (11'11 x 10'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.22m x 3.48m max (10'7 x 11'5)

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Wardrobe in alcove.

BEDROOM THREE 2.68m x 1.95m (8'9 x 6'5)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to front elevation. Three piece suite consisting of WC, wash hand basin, panel bath with shower attachment over. Tiled splash back. Heater.

OUTSIDE

FRONT

Block paved driveway. Path leading to front door. Enclosed by brick walls.

REAR GARDEN

Laid to patio. Enclosed via wooden panel fencing. Raised beds and borders. Wooden pergola. Access to large outbuilding and store.

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).

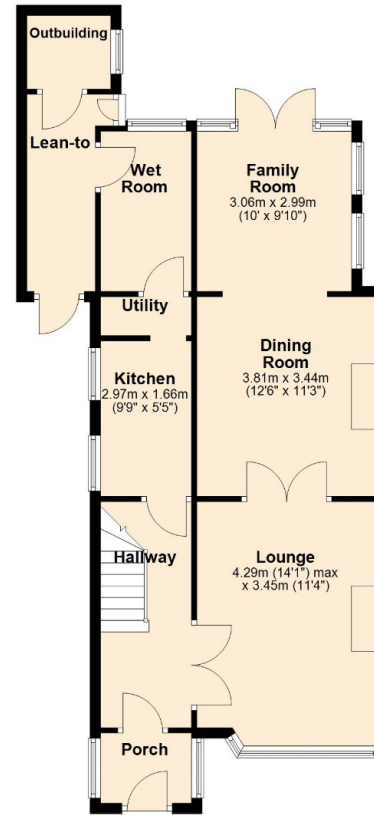
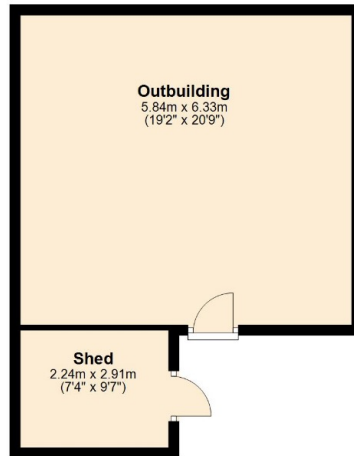
AGENTS NOTES

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

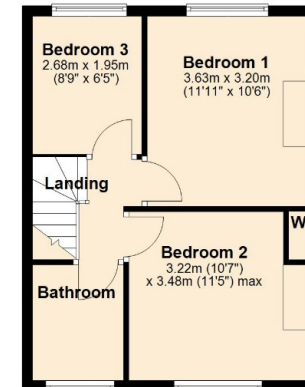
Ground Floor

Approx. 114.0 sq. metres (1227.0 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 150.8 sq. metres (1622.9 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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