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# Church Lane, Kislingbury, Northampton, NN7 4AD

£315,000 Cottage

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this charming three bedroom terraced cottage in this heart of the village location.

## Features & Utilities

- ✓ Well Presented
- ✓ Three Bedroom Cottage
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing
- ✓ Popular Kislingbury Village Location
- ✓ Bedroom One To Top Floor

# Property Overview

Jackson Grundy are delighted to welcome to the market this charming three bedroom terraced cottage in this heart of the village location. The accommodation comprises entrance hall, lounge/dining room and kitchen/dining to the rear. The first floor comprises two bedrooms and a four piece bathroom. The top floor has the main bedroom with views overlooking the paddocks to the rear. Further benefits include uPVC double glazing and gas central heating. EPC Rating: D. Council Tax Band: C

## HALLWAY

Composite double glazed entrance door. Radiator. Fitted mat. Staircase rising to first floor landing. Doors to:

## LOUNGE/DINING ROOM 6.28m x 3.85m (20'7 x 12'7)

uPVC double glazed window to front elevation. Radiator. Gas fireplace with surround and hearth. Built in storage and shelves. Door to:

## KITCHEN/DINING ROOM 3.37m x 3/73m (11'1 x 12'3)

uPVC double glazed French doors and window to rear elevation. Two Velux windows. Wall and base units. Composite sink and drainer. Wall mounted boiler. Gas hob and over. Tiled floor. Tiling to splash back areas. Space for washing machine and fridge/freezer.

## FIRST FLOOR LANDNG

Door to staircase rising to second floor. Doors to:

## BEDROOM TWO 3.02m x 2.84m (9'11 x 9'4)

uPVC double glazed window to front elevation. Radiator. Fitted shutters.

## BEDROOM THREE 2.20m x 2.69m (7'3 x 8'10)

uPVC double glazed window to rear elevation. Radiator. Fitted shutters.

## BATHROOM

uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising pedestal wash hand basin, panelled bath , shower cubicle with sliding door and WC. Tiling to splash back areas. Tiled floor. Spotlights.

## SECOND FLOOR

### BEDROOM ONE 3.33m x 4.83m (10'11 x 15'10)

Two uPVC double glazed window to rear elevation. Radiator. Built in wardrobes and drawers.

## OUTSIDE

### REAR GARDEN

Panelled fencing. West facing. Patio. Raised beds. Shed. Lawn. Borders. Patio with low level fence. Overlooking paddock. Right of access for neighbours property.

### MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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 –No

Primary Heating Type – Gas Radiators

Parking – No

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).

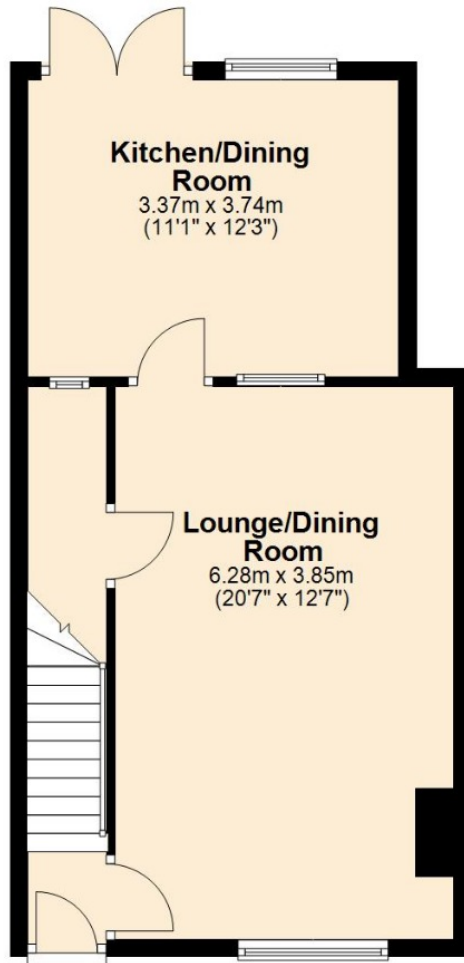
### AGENTS NOTES

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.

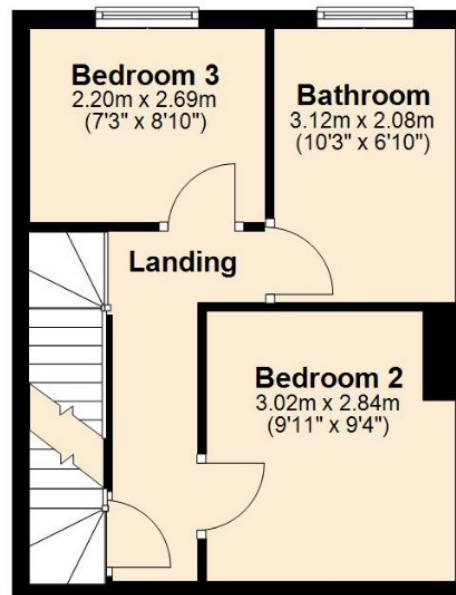


# Floorplan

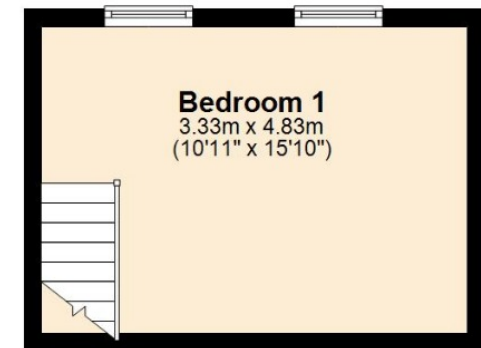
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 106.2 sq. metres (1143.3 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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