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Church Mount, Guilsborough, NN6 8QA

£550,000 - Offers in Excess of 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

A four bedroom detached family home situated in a quiet cul-de-sac near the edge of the village. The property has a large frontage, driveway and good size back garden with the village Church to the rear.

Features & Utilities

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Open Plan Kitchen / Dining Room
- ✓ Sitting Room & Family Room
- ✓ Utility Room
- ✓ En-Suite
- ✓ Double Garage
- ✓ Large Garden
- ✓ Use Of Communal Tennis Court
- ✓ NO CHAIN

Property Overview

A four bedroom detached family home situated in a quiet cul-de-sac near the edge of the village. The property has a large frontage, driveway and good size back garden with the village Church to the rear.

The property is in walking distance of the village primary and secondary schools plus the thriving shop, doctors surgery and just a walk away from Coton Manor Gardens, Ravensthorpe and Hollwell reservoirs.

Downstairs, there is a large hall, cloakroom, sitting room with log burner, family room, conservatory, a recently installed 22ft kitchen / dining room with island and bi-fold doors to the garden plus there is an utility room with access to the double garage.

Upstairs, there are four good size bedrooms, bathroom and en-suite bathroom. Radiators are new throughout, many of them vertical and there are new internal doors.

Outside, the driveway can hold several cars, there is a double garage with access to the utility room and the south facing rear garden is approximately 80ft square and backs onto the Church. The property has double glazing throughout.

Residents of Church Mount have added benefit of the use of the communal tennis court (subject to an annual membership fee of approximately £100pa)

EPC Rating E. Council Tax Band E.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

FAMILY ROOM

KITCHEN / DINING ROOM

UTILITY ROOM

CONSERVATORY

FIRST FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

THREE FURTHER BEDROOMS

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

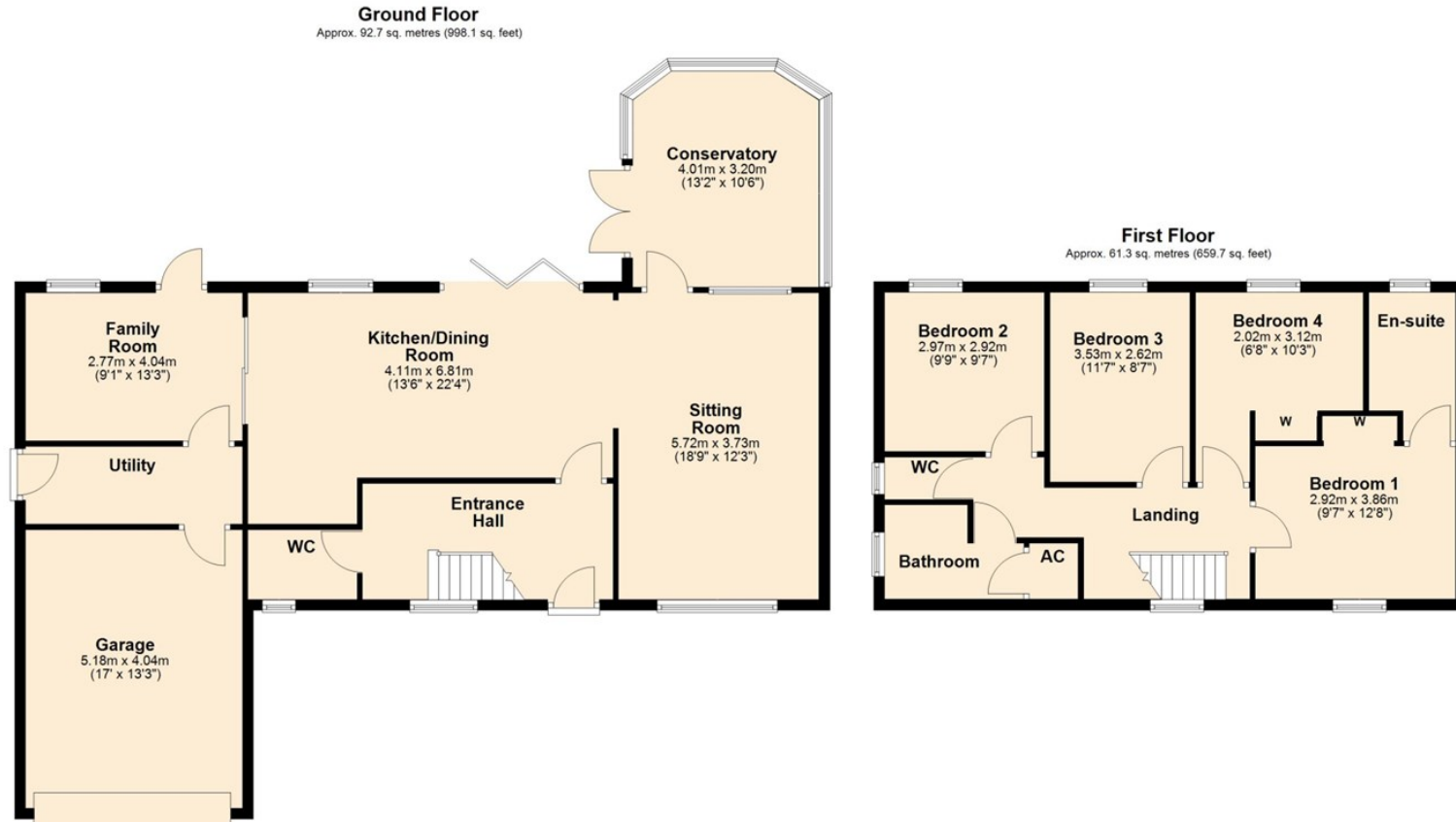
EPC Rating – E
Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Oil Heating
Parking – Double Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



Floorplan



Total area: approx. 154.0 sq. metres (1657.8 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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