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Church Mount, Guilsborough, Northamptonshire, NN6 8QA

£599,000 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 - The Village Agency
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900
Email Us thevillageagency@jacksongrundy.co.uk





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
- ✓ En-Suite
- ✓ Utility Room
- ✓ Large Garden
- ✓ Double Garage
- ✓ Use Of Communal Tennis Court

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 Hollowell 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 a 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 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.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – None

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>

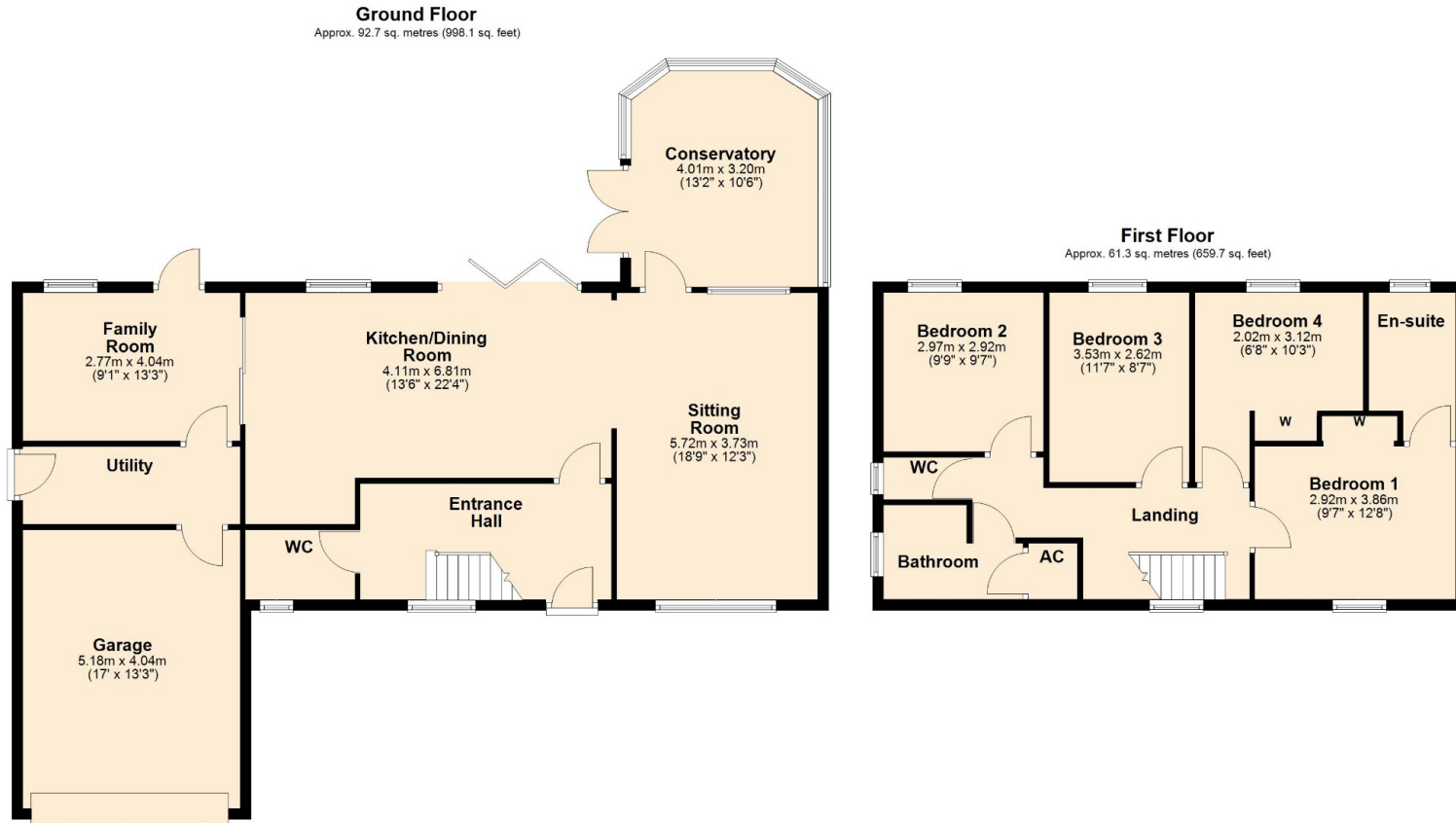
Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None
EV Car Charge Point – None
Primary Heating Type – Oil
Parking – Yes
Accessibility – Ask Agent
Right of Way – Ask Agent
Restrictions – Ask Agent
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>
Property Construction – Ask Agent
Outstanding Building Work/Approvals – Ask Agent

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



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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152