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Church Road, Braunston, NN11 7HQ

£375,000 - Offers in Excess of Semi-Detached



**Platinum Trusted
Service Award**
Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

Spacious and beautifully extended four bedroom semi detached home, perfectly positioned in the highly sought after village of Braunston. Boasting well proportioned accommodation throughout, this property features a 20ft kitchen and an impressive 29ft lounge, ideal for modern family living.

Features & Utilities

- ✓ Semi Detached
- ✓ Four Bedrooms
- ✓ Extended To Front & Rear
- ✓ Off Street Parking
- ✓ Immaculately Presented Throughout
- ✓ Desirable Village Location
- ✓ 29ft Lounge
- ✓ 20ft Kitchen
- ✓ Generous Rear Garden
- ✓ Garage

Property Overview

Spacious and beautifully extended four bedroom semi detached home, perfectly positioned in the highly sought after village of Braunston. Boasting well proportioned accommodation throughout, this property features a 20ft kitchen and an impressive 29ft lounge, ideal for modern family living. The thoughtfully designed extensions to the front and rear create a bright and versatile living space. The property also benefits from a generously sized garden mainly laid to lawn, and off-street parking for several vehicles alongside a garage. Please note that new UPVC double glazed windows have been installed (2019) and a new boiler (2024). EPC Rating E. Council Tax Band C.

ENTRANCE HALL

Entrance via composite door. Radiator. Stairs rising to first floor landing.

LOUNGE 9.10m x 3.47m (2'10 x 11'5)

uPVC double glazed windows to side and rear elevations. uPVC double glazed door to side garden. Sky light windows. Fireplace with wood burner.

KITCHEN 6.22m x 2.49m (20'5 x 8'2)

uPVC double glazed windows to side and rear elevations. Fitted with a range of wall, base and drawer units with work surfaces over. Tiled splash backs. Small utility area with space for washing machine and tumble dryer. uPVC double glazed door to side elevation.

STUDY / BEDROOM FOUR 2.64m x 3.18m (8'8 x 10'5)

uPVC double glazed window to front elevation. Radiator.

WC

uPVC double glazed window to front elevation. Suite comprising WC and wash hand basin.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Access to loft storage space.

BEDROOM ONE 3.71m x 3.47m (12'2 x 11'5)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.33m x 3.28m (10'11 x 10'9)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.64m x 3.00m (8'8 x 9'10)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC obscure double glazed window to side elevation. Chrome heated towel rail. Suite comprising bath with shower over, wash hand basin and WC. Built in base cupboard. Tiled walls.

OUTSIDE

FRONT GARDEN

Block paved driveway with carport leading to garden and garage. Off street parking several vehicles.

REAR GARDEN

Mainly laid to lawn with recently renovated decking area that is artificially turfed.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – No

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 – LPG

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

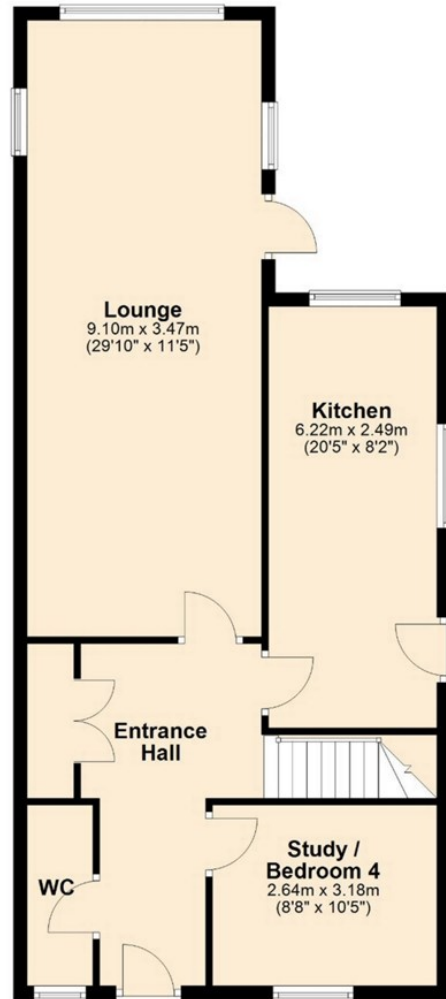
AGENTS NOTES

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

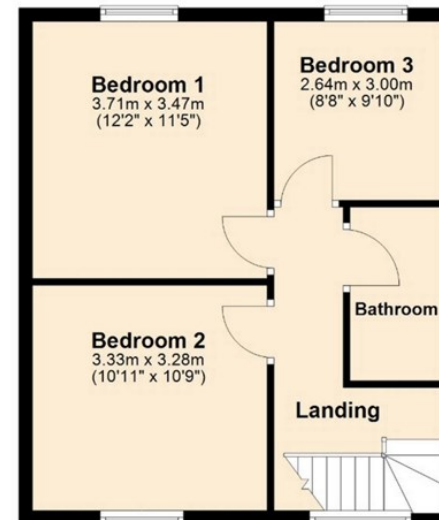
Ground Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 120.2 sq. metres (1293.8 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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