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# Church Road, Braunston, NN11 7HQ

£315,000 - Offers in Excess of Semi-Detached

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

Nestled on the edge of this peaceful village, this property offers generously proportioned accommodation throughout.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi-Detached
- ✓ Off Road Parking
- ✓ Well Proportioned Throughout
- ✓ Rolling Countryside Views
- ✓ Tranquil Village Location
- ✓ 20 foot Kitchen/Diner
- ✓ Oil Fired Heating
- ✓ Generous Rear Garden
- ✓ WC

# Property Overview

Nestled on the edge of this peaceful village, this property offers generously proportioned accommodation throughout, including a 17ft lounge, 20ft kitchen, and a 12ft master bedroom. It also boasts a spacious rear garden, ample off-road parking for multiple vehicles, and stunning views of the surrounding countryside. EPC Rating: D. Council Tax Band: C.

## HALLWAY

Entrance via composite door. Access to first floor via staircase. Access to kitchen, lounge and WC. Radiator.

## WC 1.88m x 0.99m (6'2 x 3'3)

Radiator. Wash hand basin set in vanity unit and WC. uPVC double glazing to front elevation. Splash back tiling.

## KITCHEN 6.22m x 2.56m (20'5 x 8'5)

Access into utility space and plumbing for washing machine. Range of base and eye level units. Eye level oven, built in hob and extractor hood. Space for white goods. Newly installed boiler. uPVC double glazing to rear and side elevation. uPVC single door to side elevation giving access to the driveway.

## LOUNGE 5.16m x 3.45m (16'11 x 11'4)

Wooden flooring. Operating fireplace, chimney breast (sweep clean required). Radiator. Sliding patio doors to sunroom.

## SUNROOM 2.16m x 3.78m (7'1 x 12'5)

uPVC double glazed frame. French doors to the side elevation and windows to the side and rear elevation.

## FIRST FLOOR

### LANDING

uPVC double glazed window to front elevation. Radiator. Access to all three bedrooms and main bathroom. Access to loft (partially boarded).

## BEDROOM TWO 3.30m x 3.31m (10'10 x 10'10)

uPVC double glazing to front elevation. Radiator.

### **BEDROOM ONE 3.71m x 3.31m (12'2 x 10'10)**

uPVC double glazing to rear elevation. Radiator. Fitted wardrobes

### **BEDROOM THREE 2.64m x 2.75m (8'8 x 9')**

uPVC double glazing to rear elevation. Radiator. Built in storage.

### **BATHROOM**

WC, wash hand basin and bath. uPVC double glazing to side elevation. Radiator. Eye level storage unit. Full height tiling,

### **OUTSIDE**

### **FRONT**

Off road parking for several vehicles. Low maintenance front garden bordered by shrubs and hedging. Side access to rear garden. Access to garage.

### **REAR**

Two generous decking areas, lawn and patio area. Rolling countryside views. Newly installed oil tank.

### **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 – 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 – Brick

Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

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

### **AGENTS NOTES**

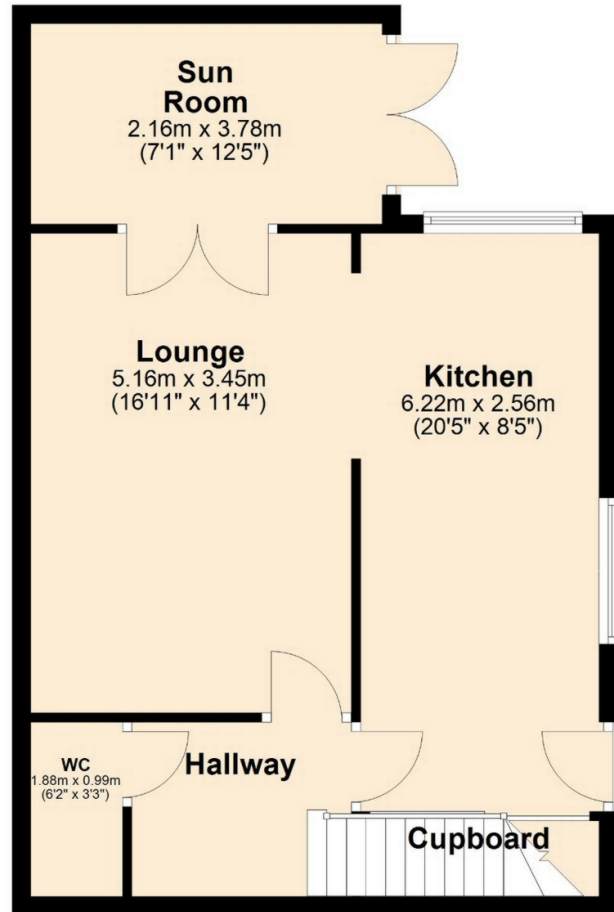
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

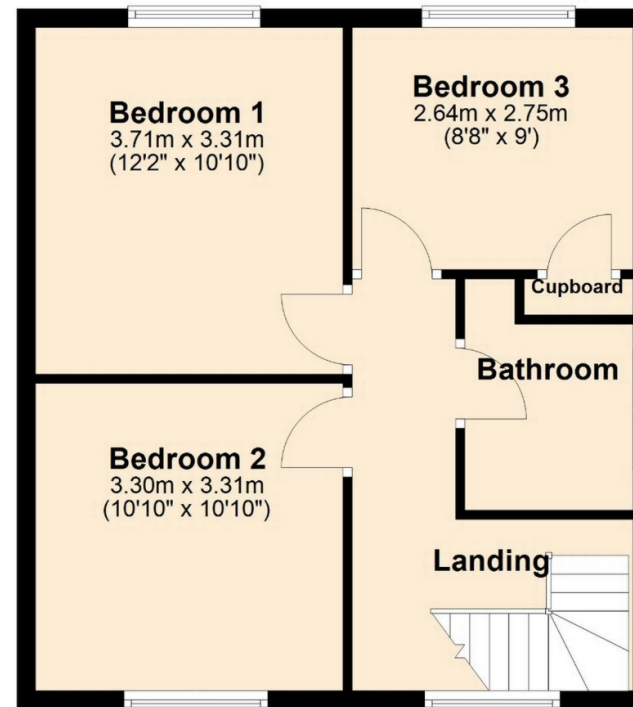
## Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



## First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 98.0 sq. metres (1055.2 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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