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Church Way, Grendon, Northampton, NN7 1JE

£300,000 Cottage

2 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 present this beautiful two bedroom Grade II listed property situated in the popular village of Grendon.

Features & Utilities

- ✓ Grade II Listed Cottage
- ✓ Landscaped Garden
- ✓ Two Bedrooms
- ✓ Original Features
- ✓ Share Access to Rear
- ✓ Gas Central Heating
- ✓ End of Terrace
- ✓ Village Location

Property Overview

A beautifully presented two-bedroom Grade II listed stone cottage, located in the charming village of Grendon—a peaceful, rural community surrounded by open countryside, yet conveniently positioned for access to Northampton, Wellingborough, and major road links. Rich in character, this delightful home showcases original features throughout, including exposed beams, natural stonework, and original flooring. The ground floor offers a high-quality Mark Wilkinson kitchen complete with Aga and integrated modern appliances, opening into a welcoming living/dining area with an original log burner. Upstairs, a spacious landing leads to two double bedrooms, one with a built-in wardrobe, and a stylish family bathroom featuring a roll-top bath. Outside, the property boasts a beautifully maintained rear garden with fruit trees and a terraced area ideal for entertaining, along with on-street parking to the front. EPC Rating: E. Council Tax Band: C.

ENTRANCE HALL

Entry via solid wood door into small porch area. Storage cupboard and access into lounge.

LOUNGE DINING ROOM 3.66m x 4.36m (12' x 14'3)

Three single glazed windows to front and rear elevation. Radiator. Feature inset fireplace with oak beam and log burner. TV ariel point. Stairs rising to first floor. Exposed stone wall. Original floor tiles. Original ceiling beams. Wall light points.

KITCHEN 2.83m x 1.57m (9'3 x 5'2)

Single glazed window to side elevation. A Mark Wilkinson shaker style kitchen fitted with a range of base level and wall mounted units with granite work surfaces over. Larder pantry store. Gas fired Aga. Integrated appliances to include fridge freezer and dishwasher. Belfast sink unit. Exposed ceiling beams to vaulted roof. Original floor tiles. Access to boiler.

LANDING

Single glazed window to front elevation. Doors to connecting rooms.

BEDROOM ONE 2.72m x 2.31m (8'11 x 7'7)

Single glazed window to front elevation. Built in wardrobe and shelving. Wall light points. Radiator.

BEDROOM TWO 2.23m x 3.53m (7'4 x 11'7)

Single glazed window to rear elevation. Storage cupboard. Radiator.

BATHROOM 1.42m x 2.78m (4'8 x 9'2)

Single glazed window to rear elevation. Suite comprising low level WC, wash hand basin and roll top bath with shower over. Radiator. Spotlights. Tiled flooring.

OUTSIDE

FRONT

Gated pedestrian access to front door and rear garden.

REAR GARDEN

Shared access across the rear. Steps to a landscaped garden with multiple terrace areas for entertaining. Water feature. Fenced boundary perimeter. Mature fruit trees and hedging with established shrub borders.

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

Parking – No

Accessibility – N/a

Right of Way – No

Restrictions – Grade 2 Listed

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

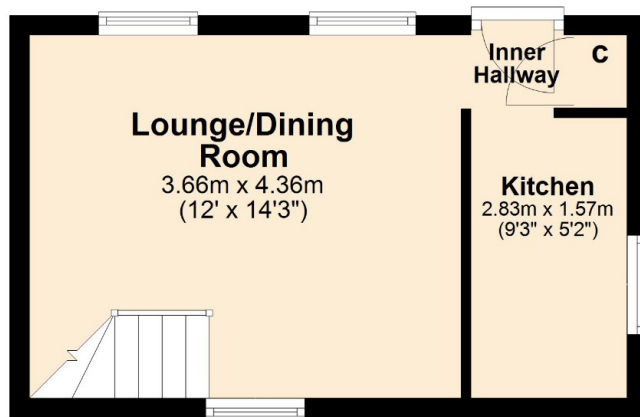
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

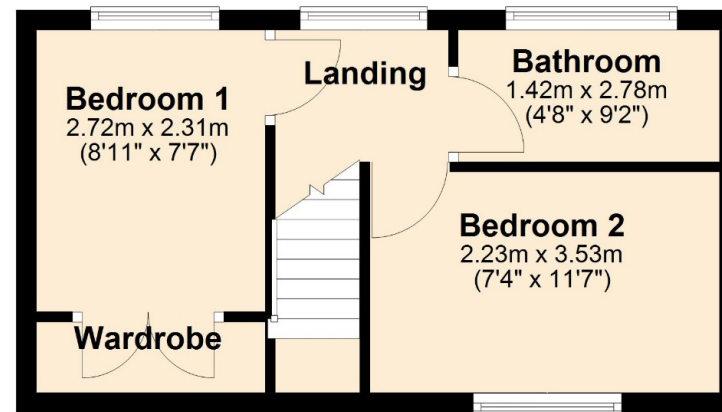
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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





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.

www.jacksongrundy.com

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