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Coneywell Court, Standens Barn, NN3 9DP

£315,000 Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

A beautiful detached property situated with the popular Standens Barn area of Northampton.

Features & Utilities

- ✓ Extended Detached Property
- ✓ Open Plan Kitchen/Dining/Family Room
- ✓ Shower Room & Bathroom
- ✓ Three Bedrooms
- ✓ Driveway & Garage
- ✓ Open Views To Rear



Property Overview

A beautiful detached property situated with the popular Standens Barn area of Northampton. The accommodation comprises entrance hall, shower room, open plan kitchen/dining/family room, lounge, three bedrooms and a bathroom. Outside there are gardens to the front and rear and a driveway providing off road parking leading to a single garage. EPC Rating: E. Council Tax Band: C

HALLWAY

Double glazed part obscure glazed entrance door. Velux window. Sliding door to shower room and door to kitchen/dining/family room.

SHOWER ROOM

Double glazed window to front elevation. Heated towel rail. Suite comprising WC, wash hand basin and double shower cubicle. Fully tiled walls.

KITCHEN/DINING/FAMILY ROOM 3.69m x 5.83m (12'1" x 19'1")

Double glazed windows to front and side elevations. Radiator. Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink and drainer with mixer tap. Tiling to splash back areas. Built in oven, grill, hob and extractor over. Space for fridge/freezer. Plumbing for washing machine. Staircase rising to first floor landing with cupboard below. Double glazed door to garden. Door to:

LOUNGE 3.20m x 5.82m (10'5" x 19'1")

Double glazed window and French doors to rear elevation. Radiator. Vertical radiator. Coving. Television point.

FIRST FLOOR LANDING

Radiator. Access to loft space. Storage cupboard. Boiler cupboard. Dado rail. Doors to:

BEDROOM ONE 3.73m x 3.56m (12'2" x 11'8")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 3.23m x 3.84m (10'7" x 12'7")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.29m x 2.95m (7'6" x 9'8")

Double glazed window to rear elevation. Radiator. Open fronted shelved storage cupboard.

BATHROOM

Obscure double glazed window to front elevation. Heated towel rail. A white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled walls.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking which in turn leads to the detached garage via gated access. The remainder of the frontage is paved and gravelled with some mature shrubs.

GARAGE

Up and over door. Power and light connected. Plumbing for washing machine.

REAR GARDEN

Decked to the immediate rear of the property with the remainder laid to lawn. Timber shed and raised timber summer house. Enclosed by timber fencing. Side gated access.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

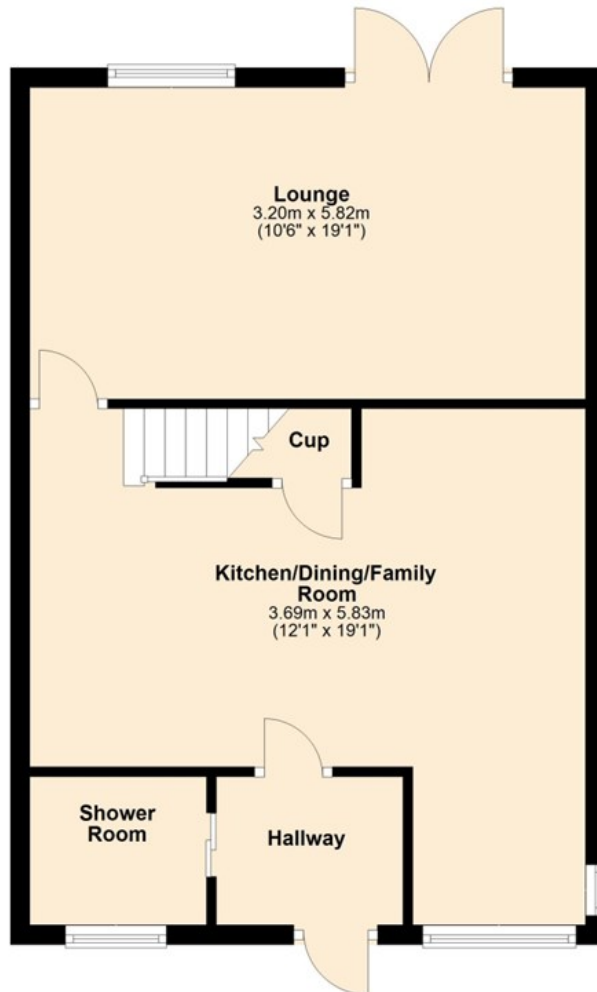
Council Tax – Band C
EPC Rating – E
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating
Parking – Driveway
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

AGENTS NOTES

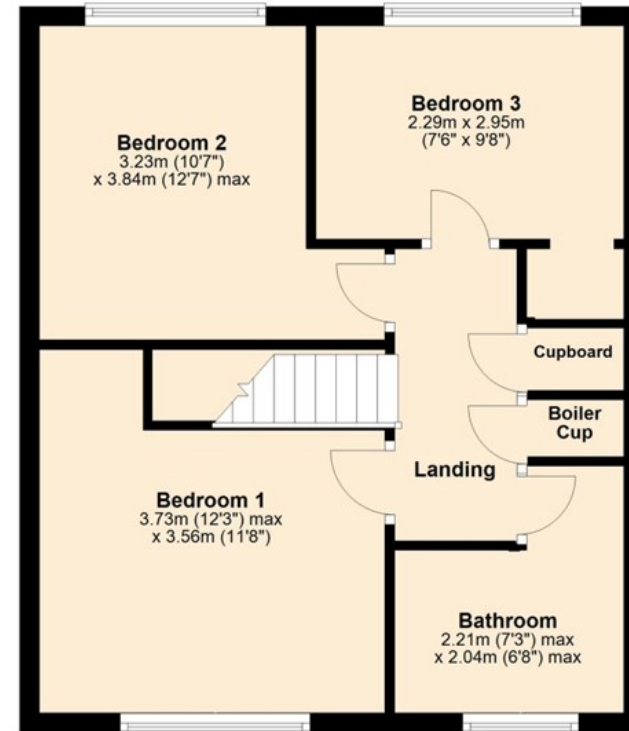
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Floorplan

Ground Floor
Approx. 53.3 sq. metres (574.1 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 94.7 sq. metres (1019.6 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

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11 Weston Favell Centre, Northampton, NN3 8JZ

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