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Conyngham Road, Meadowfields, NN3 9TA

£390,000 Detached

4 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well presented extended detached property situated with the popular Meadowfields area of Northampton and in close proximity of amenities, schools and road links.

Features & Utilities

- ✓ An Extended Well Presented Detached Property
- ✓ Four Double Bedrooms
- ✓ Kitchen/Breakfast Room
- ✓ Lounge/Dining Room, Family Room & Conservatory
- ✓ Tandem Garage
- ✓ Viewing is Recommended to Appreciate Versatility



Property Overview

A well presented extended detached property situated with the popular Meadowfields area of Northampton and in close proximity of amenities, schools and road links. Accommodation comprises storm porch, entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, family room, conservatory, four double bedrooms and bathroom. Outside there are gardens to side and rear, blocked paved, tandem garage providing off road parking for several vehicles. Property is offered for sale with NO UPWARD CHAIN. EPC Rating: D. Council Tax Band: E.

STORM PORCH/ENTRANCE HALL

Double glazed obscure glazed door to front elevation. Radiator. Ceiling Coving. Doors to cloakroom, kitchen/breakfast room and lounge/dining room. Access to garage and storage cupboard. Stairs to first floor landing with understairs storage.

CLOAKROOM

Obscure double glazed window to front elevation. Wash hand basin in vanity unit. WC. Heated towel rail.

KITCHEN/BREAKFAST ROOM

Double glazed windows to front and side elevations. Part obscure glazed double glazed door to side elevation. Fitted wall and base units with work surface over. Ceramic sink and drainer with mixer tap. Built in dishwasher. Five ring gas hob with cooker hood over. Eye level double electric oven. Space for fridge freezer and breakfast bar. Ceiling coving. Electric wall mounted heater.

LOUNGE/DINING ROOM 5.49m x 2.95m (18' x 9'8")

Double glazed window to rear elevation. Double glazed door to conservatory. Fireplace with surround and mantle housing gas fire. Parquet flooring. Ceiling coving. Door to family room.

FAMILY ROOM 5.59m x 2.87m (18'4" x 9'5")

Double glazed windows to rear and side elevations. Ceiling coving.

CONSEVATORY 1.63m x 3.28m (5'4" x 10'9")

Part brick. Single glazed window to rear and side elevations. Single part obscure door to side.

FIRST FLOOR LANDING

Double glazed window to side elevation. Loft access. Doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 3.94m x 3.41m (12'11" x 11'2")

Treble glazed window to rear elevation. Radiator. Ceiling coving.

BEDROOM TWO 3.39m x 2.79m (11'1" x 9'2")

Double glazed window to front elevation. Radiator. Ceiling coving.

BEDROOM THREE 3.15m x 2.59m (10'4" x 8'6")

Treble glazed window to rear elevation. Radiator. Ceiling coving.

BEDROOM FOUR 2.65m x 2.95m (8'8" x 9'8")

Double glazed window to front elevation. Radiator. Ceiling coving. Built in wardrobe.

BATHROOM

Obscure double glazed window to side elevation. Bath with mixer tap, shower attachment and electric shower over. Wash hand basin in vanity unit. WC. Heated towel rail. Fully tiled walls. Inset ceiling lights.

OUTSIDE

FRONT

Open plan blocked paved frontage providing off road parking for several vehicles leading to tandem garage.

TANDEM GARAGE 9.43m x 2.77m (30'11" x 9'1")

Two up and over doors to front and rear. Wall mounted boiler. Plumbing for washing machine. Sink. Power and lighting. Meters and fuse box.

REAR GARDEN

Fully enclosed with fencing. Extensive paved patio area. Laid to lawn. Pebbled beds and borders. Timber shed and including greenhouse.

SIDE GARDEN

Enclosed with panel fencing and side gate access. Raised gravelled seating area. Outside tap.

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 E

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, Garage

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

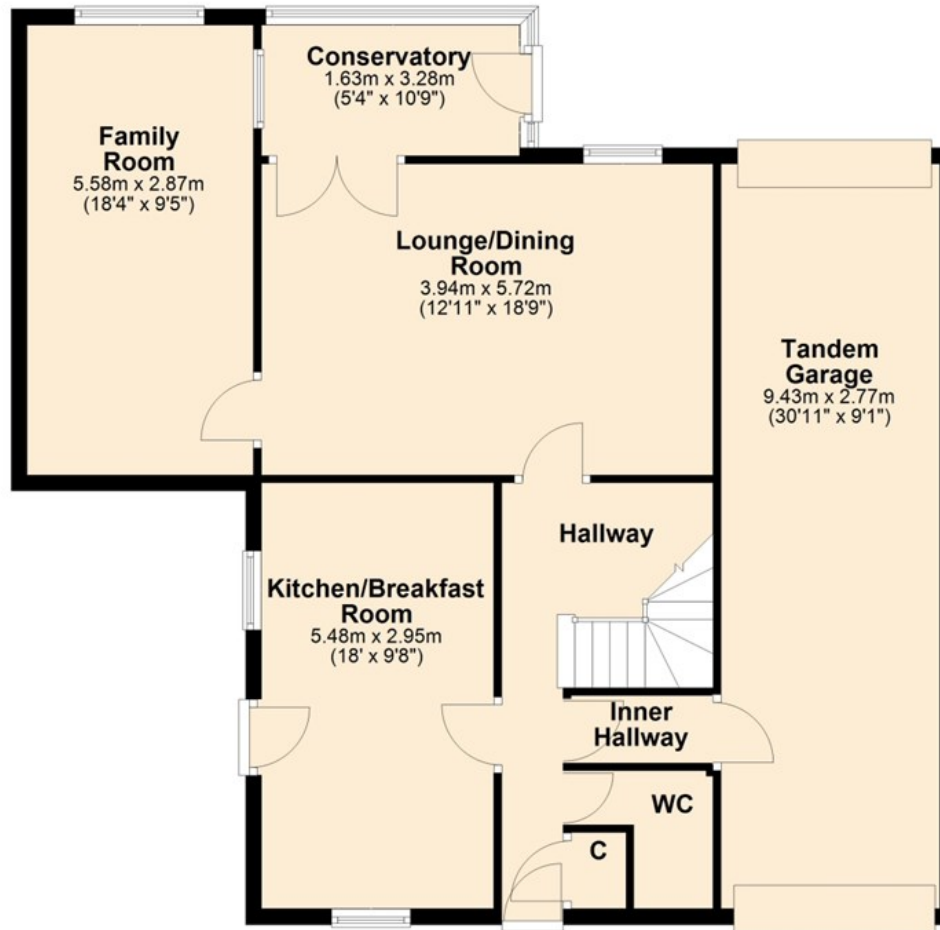
AGENTS NOTES

i Viewings by appointment only through us 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

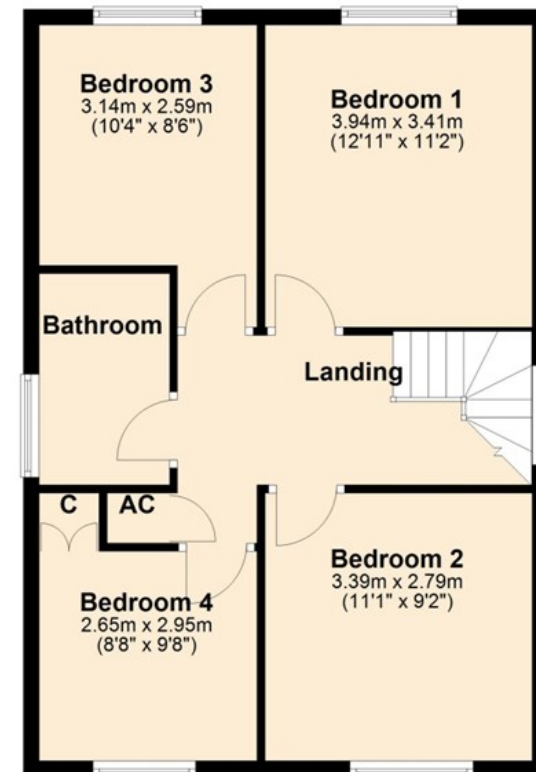
Ground Floor

Approx. 103.6 sq. metres (1115.4 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 161.7 sq. metres (1740.7 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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