



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Danefield Road, The Headlands, NN3 2SR

£235,000 End of Terrace

2 2 2



**Platinum Trusted Service Award**

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111

Email Us [abington@jacksongrundy.co.uk](mailto:abington@jacksongrundy.co.uk)







## Property Summary

This charming two-bedroom semi-detached property in Abington offers a perfect blend of space and modern living.

## Features & Utilities

- ✓ Extended Two Bedroom
- ✓ Two Bathrooms
- ✓ Attic Room
- ✓ Open Plan Kitchen/Diner
- ✓ Underfloor Heating
- ✓ Immaculate Condition
- ✓ Large Rear Garden
- ✓ Off Road Parking
- ✓ Sought After Location

## Property Overview

This charming two-bedroom semi-detached property offers a perfect blend of space and modern living. The ground floor features a comfortable lounge with a working log burner, downstairs bathroom, complemented by an extended kitchen/dining room which is ideal for family meals and entertaining. Upstairs, you'll find two well-proportioned bedrooms and a modern shower room. The converted loft room adds valuable extra space. Outside, the property benefits from off-road parking to the front and a good-sized rear garden, perfect for outdoor activities and relaxation. Please call 01604 231111 to arrange a viewing. EPC Rating: TBC. Council Tax Band: A

### HALL

Entrance via uPVC glazed door. Stairs rising to first floor. Underfloor heating. Door to:

### LOUNGE 3.86m x 3.64m (12'8" x 11'11")

uPVC double glazed windows to front elevation. Log burner. Underfloor heating. TV point. Door to:

### KITCHEN/DINING ROOM 6.48m x 4.24m (21'3" x 13'11")

uPVC double glazed tilt and turn door to garden. Velux window to ceiling. Underfloor heating. Spotlights to ceiling. Built in Bluetooth speakers. A range of wall mounted and base level Shaker style units with solid timber worktops over. Built in appliances to include Whirlpool oven and microwave, Zanussi four ring gas hob and extractor over and integrated Beko dishwasher. Under counter space for washing machine and tumble dryer. Cupboard housing Worcester gas boiler. Large kitchen island with inset sink and drainer.

### BATHROOM

Heated towel rail. Spotlights to ceiling. A three-piece suite comprising panel bath with shower attachment, low-level WC and vanity hand wash basin with chrome taps. Underfloor heating.

### FIRST FLOOR LANDING

Stairs rising to second floor. Doors to:

### BEDROOM ONE 3.20m x 4.78m (10'6" x 15'8")

uPVC double glazed windows to front elevation. Radiator. Built in storage cupboard.

### **BEDROOM TWO 2.69m x 2.64m (8'10" x 8'8")**

New PVC double glazed window to rear elevation. Radiator.

### **SHOWER ROOM**

uPVC frosted glazed window to rear elevation. Heated towel rail. A three-piece suite comprising walk-in shower cubicle, low-level WC and porcelain hand wash basin. Extractor fan. Built in storage with shaver socket. Spotlights to ceiling.

### **ATTIC ROOM 3.59m x 4.00m (11'9" x 13'1")**

uPVC double glazed window to rear elevation. Velux windows to ceiling. Radiator. Storage located in eaves.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway. Timber side gate.

#### **REAR GARDEN**

Enclosed by timber fencing to sides and rear. Mainly laid to lawn. Block paved patio. Workshop to rear of garden with power and lighting. Outside socket. Outside lighting. Outside tap. Mature shrub borders.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent



Council Tax – Band A  
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 – Gas Central Heating  
Parking – Parking, On Street, 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, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

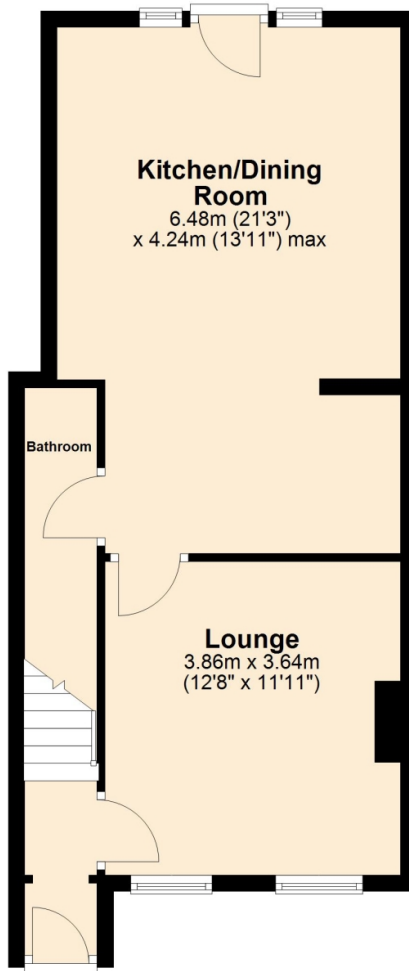
### AGENTS NOTES

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

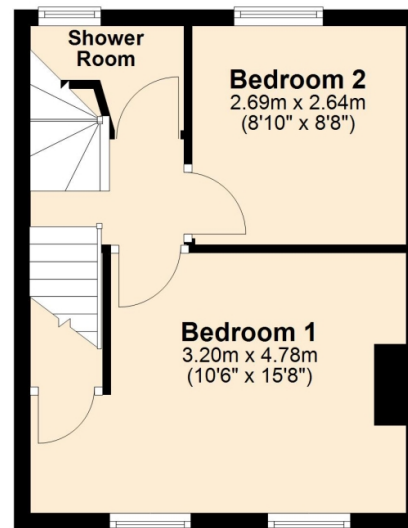
## Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



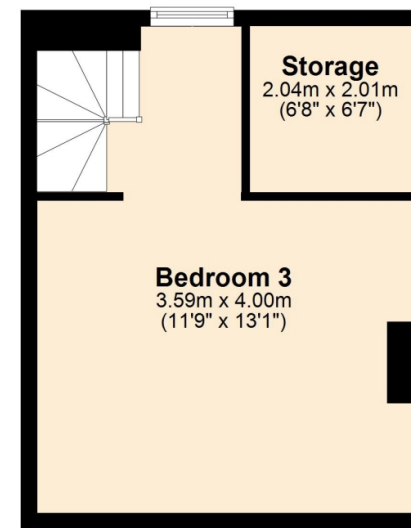
## First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



## Second Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 103.0 sq. metres (1108.9 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152