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# Deansway, Rectory Farm, NN3 5JY

£270,000 Detached

3 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 bring to the market a rarely available detached three bedroom family home, situated in a quiet cul-de-sac on the Rectory Farm development on the outskirts of Northampton.

## Features & Utilities

- ✓ Rarely Available
- ✓ Cul-De-Sac Location
- ✓ Downstairs WC
- ✓ Lounge/Dining Room
- ✓ Detached Garage
- ✓ Close To Local Amenities
- ✓ Great Family Home
- ✓ uPVC Windows
- ✓ Gas Radiator Heating
- ✓ No Chain

# Property Overview

Jackson Grundy are delighted to bring to the market a rarely available detached three bedroom family home, situated in a quiet cul-de-sac on the Rectory Farm development on the outskirts of Northampton. In brief the accommodation comprises entrance hall, WC, lounge, dining room and kitchen. To the first floor are three bedrooms and a family bathroom. The rear has an enclosed garden and the front has off road parking leading to a detached garage. The property is offered with no onward chain and is a must see. Early viewings are highly recommended. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: C

## HALL

uPVC double glazed entrance door with frosted glass. Radiator. uPVC double glazed window to side elevation. Alarm panel. Electric fuse box.

## WC

Frosted uPVC double glazed window to front elevation. Radiator. Suite comprising low level WC and wash hand basin with cupboard under. Tiling to splash back areas.

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## LOUNGE/DINING ROOM

### LOUNGE 3.89m x 5.05m (12'9" x 16'7")

uPVC double glazed windows to front and rear elevations. Two radiators. Staircase rising to first floor landing. Coving.

### KITCHEN 3.81m x 2.13m (12'6" x 6'12")

uPVC double glazed window to rear elevation. Timber framed door to side elevation. Under stairs storage. Wall and base units. Roll top work surfaces. Stainless steel sink and drainer with mixer tap. Five ring gas hob, electric oven and extractor. Space for white goods. Tiling to splash back areas.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Airing cupboard housing lagged tank and shelving. Access to loft space.

### **BEDROOM ONE 3.56m x 3.00m (11'8" x 9'10")**

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM TWO 3.05m x 3.00m (10'0" x 9'10")**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 2.39m x 1.88m (7'10" x 6'2")**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

### **BATHROOM**

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to splash back areas.

### **OUTSIDE**

#### **FRONT GARDEN**

Path to front door with lawn either side. Driveway leading to garage.

#### **GARAGE**

Up and over door. Power and light connected. Door to garden.

#### **REAR GARDEN**

Path to side gate. Patio area. Retaining wall. Lawn. Path to rear. Panelled fence surround. Base for shed. Door to garage.

### **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 – D  
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, Gas Heating  
Parking – 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

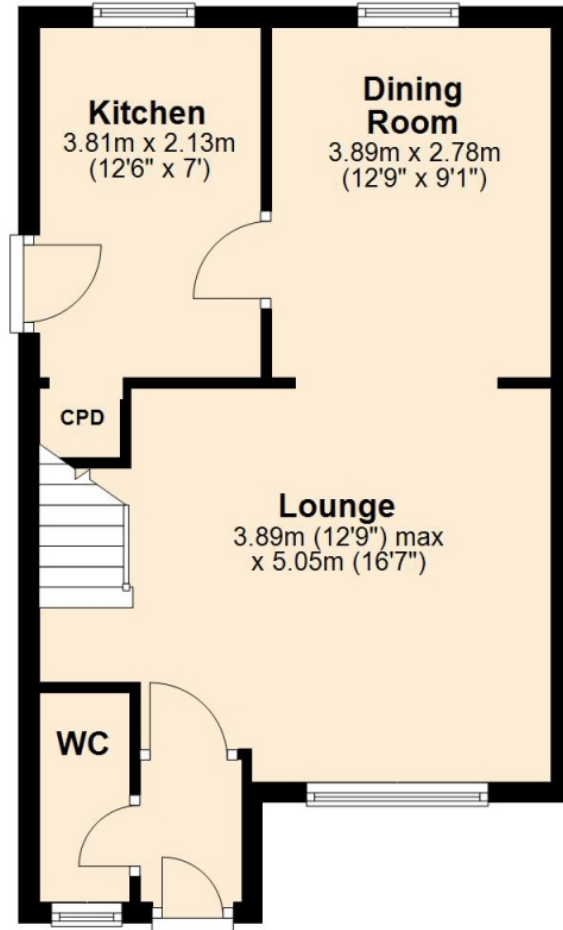
## AGENTS NOTES

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.

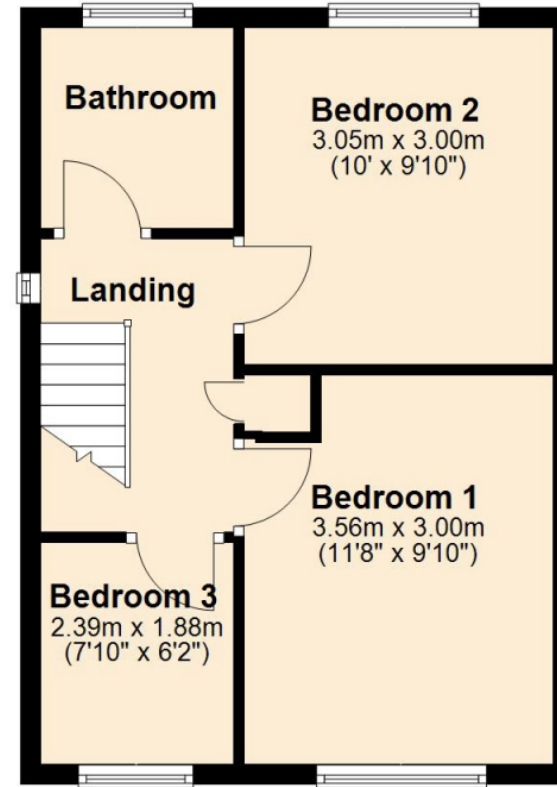


# Floorplan

## Ground Floor



## First Floor



Total area: approx. 89.1 sq. metres (959.4 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)

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