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# Deansway, Rectory Farm, Northampton, NN3 5JY

£270,000 Detached

3 1 1



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 fusebox.

## 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.

## LOUNGE/DINING ROOM

### LOUNGE 3.89m x 5.05m (12'9 x 16'7) DINING ROOM 3.89m x 2.78m (12'9 x 9'1)

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 7'0)

uPVC double glazed window to rear elevation. Timber framed door to side elevation. Understairs 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.

### **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 – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

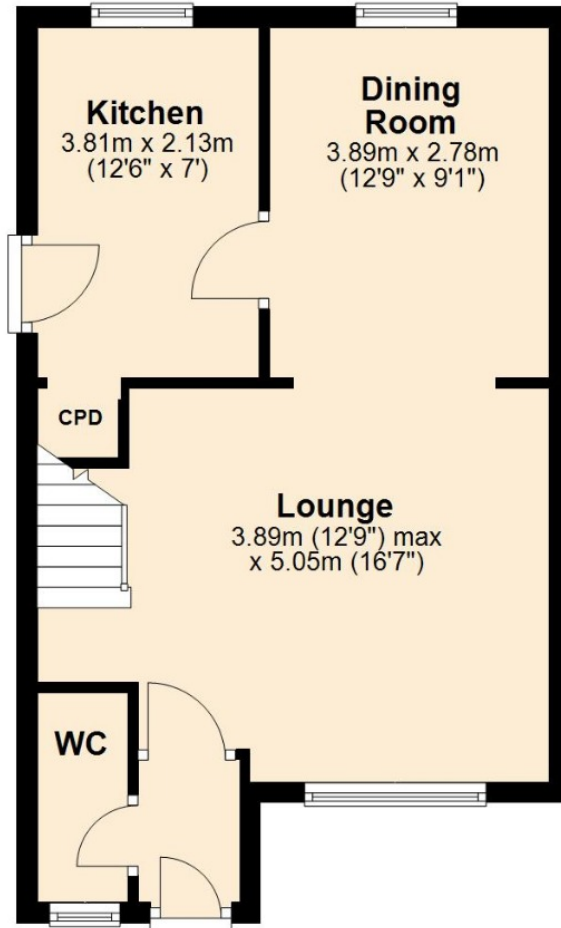
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

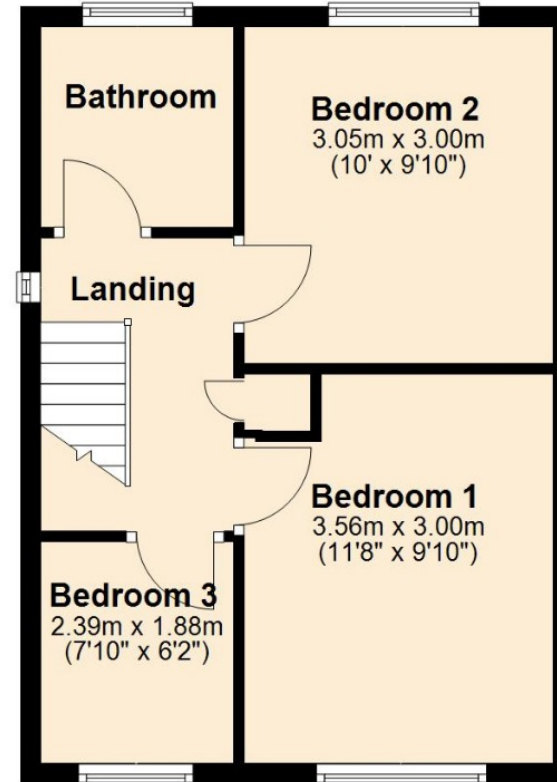
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



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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