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# Delamere Road, Delapre, NN4 8QG

£230,000 Bungalow

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Department: Sales

Tenure: Freehold



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## Property Summary

A semi-detached bungalow situated on the ever-popular Delapre development close to local amenities and Delapre Park.

## Features & Utilities

- ✓ Established and Popular Area
- ✓ Semi Detached Bungalow
- ✓ Two Bedrooms
- ✓ Extended To Rear
- ✓ Block Paved Parking
- ✓ Timber Stores
- ✓ Approx. 75' Garden



# Property Overview

A semi-detached bungalow situated on the ever-popular Delapre development close to local amenities and Delapre Park. The property benefits from double glazed windows and doors, conservatory addition and gas central heating to radiators. The accommodation offers an entrance hall, lounge with bay window, good size kitchen/breakfast room, adjoining conservatory, two bedrooms and a shower room. Outside is block paved double width parking leading to attached lean-to timber storage area and the rear gardens which extend to around 75' in length with greenhouse, summer house and good sized timber store. EPC Rating: TBC. Council Tax Band: B

## HALL

Composite obscure glazed panelled entrance door. Radiator. Access to loft space. Doors to:

## LOUNGE 3.50m x 3.48m (11'5" x 11'5")

uPVC double glazed bay window to front elevation. Radiator. Gas fireplace.

## KITCHEN/DINING ROOM 5.26m x 2.90m (17'3" x 9'6")

uPVC double glazed window to rear elevation. uPVC double glazed window to side elevation. Fitted with a range of wall and base units with work surfaces over. Sink and drainer with mixer tap. Four ring gas hob and electric double oven an extractor. Space for washing machine and dishwasher. Radiator. Tiling to splash back areas. Panelled doors to:

## CONSERVATORY 4.15m x 3.28m (13'7" x 10'9")

uPVC double glazed window to rear elevation. uPVC double glazed window and door to bedroom. uPVC double glazed door to garden. Radiator.

## BEDROOM ONE 3.74m x 3.28m (12'3" x 10'9")

uPVC double glazed window and door to conservatory. Radiator.

## BEDROOM TWO 2.23m x 2.67m (7'3" x 8'9")

uPVC double glazed bay window to front elevation. Radiator.

### **BATHROOM 1.72m x 1.73m (5'7" x 5'8")**

uPVC obscure double glazed window to side elevation. Wall mounted heated towel rail. Suite comprising WC, wash hand basin and shower cubicle with electric shower.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway providing parking for two cars.

#### **REAR GARDEN**

A well maintained rear garden. Mainly laid to lawn and bordered with various flowers and shrubs. Enclosed by timber fencing. The garden boasts a generous size shed, a covered lean to and a summerhouse. A patio area provides the perfect space for entertaining and there is a courtesy door providing side access to the front.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

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 – Off-street  
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

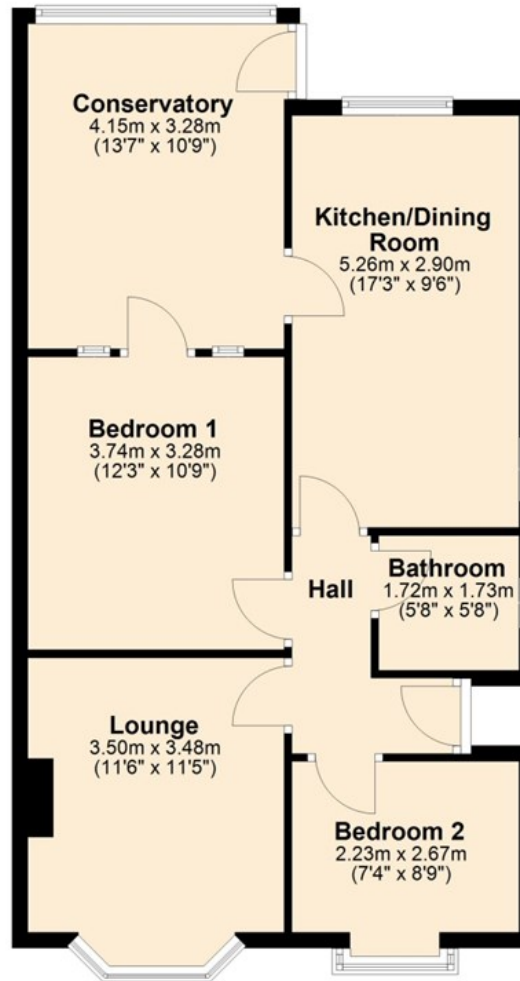
### AGENTS NOTES

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. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 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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