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# Dragonfly Way, Pineham, NN4 9EH

£299,995 Semi-Detached

3 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122  
Email Us northampton@jacksongrundy.co.uk



## Property Summary

THREE STOREY LIVING. A most spacious three bedroom, three storey stone design townhouse situated in the popular Pineham Village development on the south side of town, offering excellent access to the M1 motorway junctions and ring road. The property is ideally located close to local amenities including Upton Nature Reserve, nursery, primary school and local shopping facilities.

Further benefits include front and rear gardens together with a garage and secure gated parking to the rear. The property is offered with NO UPPER CHAIN.

The accommodation comprises entrance hall with doors leading to the sitting room and kitchen/breakfast room. The sitting room features wooden flooring and French doors opening onto the rear patio area. The kitchen/breakfast room is fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink unit with stainless steel mixer tap, built in fridge/freezer, double oven, gas hob, dishwasher and washing machine. A gas combination boiler is housed within the kitchen cupboard. There is also a downstairs cloakroom/WC fitted with a low level WC and pedestal wash hand basin with tiling to splashback areas.

To the first floor, the landing provides access to two double bedrooms and the family bathroom. The bathroom is fitted with a panel bath with shower over, pedestal wash hand basin and low level WC, with laminate flooring and tiling to splashback areas.

The second floor is dedicated to the master bedroom, which benefits from dual aspect windows including a skylight/Velux window, built in cupboards to the eaves and an en-suite shower room fitted with a double shower, pedestal wash hand basin and low level WC.

Outside, to the front of the property there is a block paved garden

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located within a private gated car park to the rear.

EPC Rating: B. Council Tax Band: D.

We have been advised the service charge is £400 per annum



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# Floorplan



## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



## 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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