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# Drake Way, Pineham, NN4 9EL

£357,500 Detached

3 2 1



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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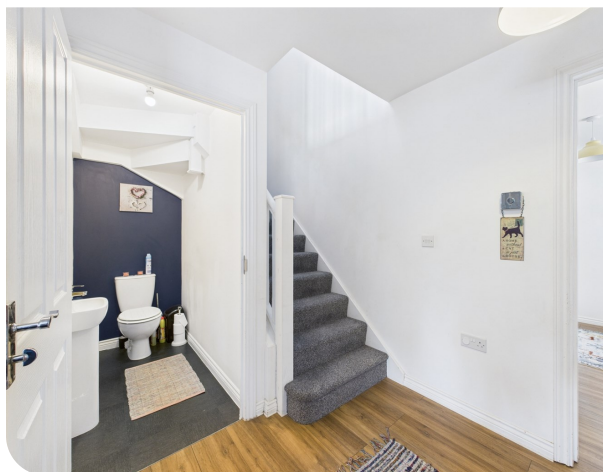


## Property Summary

MODERN DETACHED WITH HOME OFFICE.

## Features & Utilities

- ✓ Modern Development
- ✓ Stone Detached House
- ✓ Double Glazing & Gas Central Heating
- ✓ Three Bedrooms & Two Bathrooms
- ✓ Enclosed Garden
- ✓ Detached Garden Office
- ✓ Driveway & Garage



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## Property Overview

MODERN DETACHED WITH HOME OFFICE. An attractive, stone faced, detached house situated on an end plot in the popular Pineham Village development on the south side of town close to the M1 motorway junctions and ring road with local amenities to include nursery, primary school and local shopping units. The accommodation comprises entrance hall with doors leading to all principal rooms of dual aspect sitting room with French doors to garden, dual aspect kitchen/breakfast space with fitted appliances, cloakroom/WC, first floor landing serving three bedrooms with en-suite to master and a separate family bathroom. Outside are enclosed front and rear gardens and a driveway to the side leading to the garage with power and light and courtesy door to garden. Viewing recommended of this nicely kept, family home. EPC Rating: B. Council Tax Band: D

### HALL

Composite entrance door. Dogleg stairs to first floor landing. Radiator. Built in cupboard for coats and shoes etc.

### WC

Suite comprising low level WC and wash hand basin. Radiator. Extractor.

### LOUNGE 5.09m x 3.02m (16'8" x 9'10")

Double glazed window to front elevation. Two radiators. Double glazed picture windows including French doors to garden.

### KITCHEN/DINING ROOM 5.09m x 3.02m (16'8" x 9'10")

Double glazed window to front elevation. Two double glazed windows to side elevation. Radiator. Wall and base units. Work surfaces. Single drainer sink unit. Built in oven, hob and extractor. Built in dishwasher. Built in fridge/freezer. Space for washing machine. Space for table and chairs.

### FIRST FLOOR LANDING

Access to loft space. Radiator. Feature part galleried overlooking stairwell below.

### BEDROOM ONE 3.80m x 3.02m (12'5" x 9'10")

Double glazed windows to front and side elevations. Radiator.

### EN-SUITE

Radiator. Suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Shaver point. Extractor. Radiator.

### BEDROOM TWO 2.84m x 3.01m (9'3" x 9'10")

Double glazed windows to front and side elevations. Radiator.

### BEDROOM THREE 2.16m x 3.01m (7'1" x 9'8"6")

Double glazed window to side elevation. Radiator.

### BATHROOM 1.68m x 2.06m (5'6" x 6'9")

Obscure double glazed window to front elevation. Radiator. Suite comprising panelled bath, pedestal wash hand basin and low level WC.

### OUTSIDE

#### FRONT GARDEN

Open plan. Laid to block paving extending to the side behind a low level brick wall.

#### GARAGE & DRIVEWAY

Located at the side. Up and over door. Power and light connected. Courtesy door to garden.

#### MAIN GARDEN

Landscaped with patio and sleeper edged raised beds. Artificial lawn. Large timber decked seating area. Enclosed by wooden panelled fencing and wall. Water tap.

#### HOME OFFICE

Detached. Timber clad home office with door to garden.

#### COMMUNAL AREA CONTRIBUTION

£111 to Encore. Review Date: January. The above information would need to be verified by your chosen legal representative.

## 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 D

EPC Rating – B

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 – 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

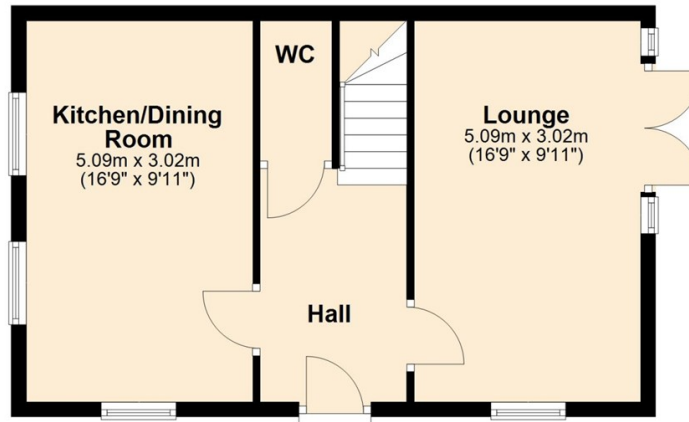
## AGENTS NOTES

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.

# Floorplan

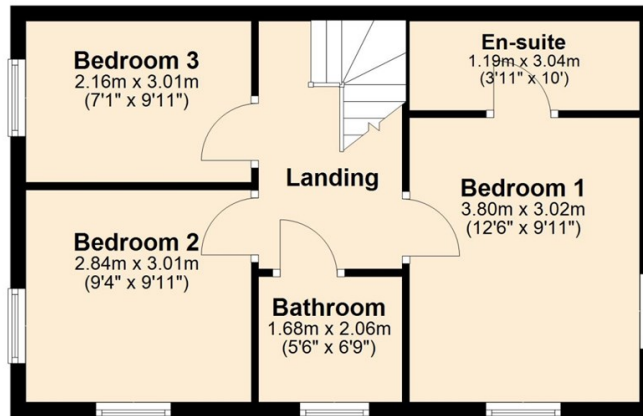
## Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 83.7 sq. metres (900.5 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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