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Ecton Lane, Sywell, NN6 0BA

£575,000 Bungalow

4 2 2



Department: Sales

Tenure: Freehold

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Property Summary

Located on the prestigious Ecton Lane in the village of Sywell is this rarely available four bedroom detached bungalow which boasts a plot measuring a third of an acre and a stunning garden.

Features & Utilities

- ✓ No Onward Chain
- ✓ Detached Bungalow
- ✓ Beautifully Manicured Gardens
- ✓ Four Bedrooms
- ✓ Prestigious Village Location
- ✓ Off Road Parking
- ✓ Double Garage
- ✓ Modern Kitchen / Dining Room
- ✓ Extended
- ✓ En-Suite

Property Overview

Located on the prestigious Ecton Lane in the village of Sywell is this rarely available four bedroom detached bungalow which boasts a plot measuring a third of an acre and a stunning garden.

From the entrance hall you have access to the study / bedroom four, bedroom one with fireplace and fitted wardrobes, third bedroom, shower room and kitchen / dining room. The kitchen has been modernised to a high standard with quality Miele and Siemens appliances, quartz work tops, tiled floor and views onto the garden through the windows and patio doors. Off the kitchen is the second bedroom with en-suite shower room and the large sitting room beyond which is the garden room all with views of the garden.

Outside to the front beyond electric gates is a wild flower border and a large driveway providing ample off road parking which leads toward the double garage with power and light connection.

When entering the private westerly facing garden your eyes encourage you to explore right to the very end with its meandering lawned path with is hugged either side by established bedded borders housing a variety of exotic and interesting plants. At the end of the garden is a pergola and second lawned area, when reaching this point you will have passed a large patio, two ponds and a 19'8 x 9'7 summerhouse with wood burning stove, power and water connected.

EPC Rating D. Council Tax Band E.

ENTRANCE HALL

DINING ROOM

SITTING ROOM

CONSERVATORY

KITCHEN / DINING ROOM

FOUR BEDROOMS (ONE EN-SUITE)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

SUMMER HOUSE

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

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 – Gas Central Heating, Under Floor Heating

Parking – Parking, Driveway, Double Garage

EV Charging – Ask Agent

Accessibility – Lateral Living

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. 198.0 sq. metres (2130.8 sq. feet)



Total area: approx. 198.0 sq. metres (2130.8 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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