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Edgehill Drive, Lang Farm, Daventry, NN11 0GR

£290,000 - Guide Price Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk





Property Summary

A well presented, three bedroom, detached property with garage and driveway. Located on the edge of the ever popular Lang Farm estate.

Features & Utilities

- ✓ Detached
- ✓ Three Double Bedrooms
- ✓ Garage
- ✓ Two Generously Sized Reception Rooms
- ✓ Desirable Location
- ✓ Off Road Parking
- ✓ WC
- ✓ En-Suite To Bedroom One
- ✓ Close To Local Amenities
- ✓ uPVC double Glazing & Gas Radiator Heating

Property Overview

A well presented, three bedroom, detached property with garage and driveway. Located on the edge of the ever popular Lang Farm estate. The accommodation comprises hall, kitchen, lounge, dining room and cloakroom/WC. To the first floor there are three bedrooms, en suite to main and a family bathroom. Outside there is a rear garden driveway with garage and a small frontage. EPC Rating: C. Council Tax Band: D

HALLWAY

Composite entrance door. Access to lounge, kitchen and WC.

LOUNGE 4.72m x 3.29m (15'6 x 10'9)

uPVC double glazed bay window to front elevation. Two radiators. Electric fireplace. French doors leading to dining room.

KITCHEN 4.16m x 2.82m (13'8 x 9'3)

uPVC double glazed windows to rear elevation. uPVC double glazed door to side elevation. Under-stairs storage. A range of wall and base units. Work surfaces. Stainless steel sink and drainer. Oven, extractor fan, dishwasher, fridge and freezer. Tiling to splash areas.

DINING ROOM 2.57m x 3.25m (8'5 x 10'8)

uPVC double glazed French doors to rear elevation, leading to garden.

FIRST FLOOR LANDING

Airing cupboard. Access to loft. Doors to:

BEDROOM ONE 3.72m x 3.39m (12'2 x 11'1)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes. Door to:

EN-SUITE 1.31m x 2.76m (4'4 x 9'1)

Obscure uPVC double glazed window to front elevation. Full height tiling. Suite comprising double shower cubicle, low level WC and double wash hand basin. Heated towel rail.

BEDROOM TWO 2.93m x 3.37m (9'7 x 11'1)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 1.96m x 2.83m (6'5 x 9'3)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to side elevation. Half height tiling. Suite comprising bath, low level WC and pedestal wash hand basin. Heated towel rail.

OUTSIDE

FRONT

Steps to front door.

GARAGE 5.04m x 2.61m (16'6 x 8'7)

Up and over door.

REAR GARDEN

Patio entertainment area. Path leading to rear entrance and garage access. Mainly laid to lawn. Bordered by a range of bushes shrubs and plants.

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 Radiators

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).

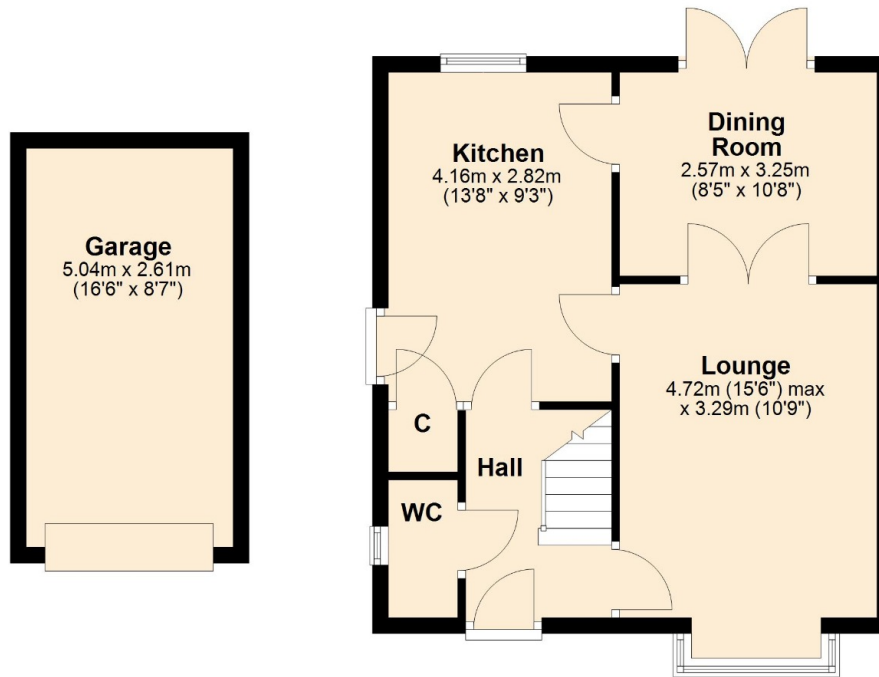
AGENTS NOTES

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

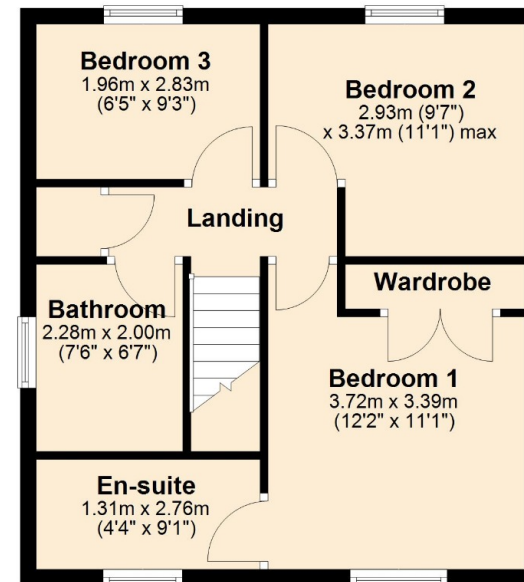
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 96.6 sq. metres (1039.3 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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