



www.jacksongrundy.com

Farmhill Road, Southfields, NN3 5NU

£300,000 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 - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to bring to the market this excellently presented three bedroom detached family home. The property has been modernised by the current owner and in brief comprises entrance hall, WC, lounge, kitchen / dining room, conservatory on the ground floor.

Features & Utilities

- ✓ Excellently Presented
- ✓ uPVC Double Glazed
- ✓ Gas Combination Boiler
- ✓ Refitted Kitchen
- ✓ Refitted Bathroom
- ✓ Refitted En-Suite
- ✓ Landscaped Garden
- ✓ Off Road Parking For At Least Two Cars
- ✓ Great Family Home
- ✓ Close To Local Amenities

Property Overview

Jackson Grundy are delighted to bring to the market this excellently presented three bedroom detached family home. The property has been modernised by the current owner and in brief comprises entrance hall, WC, lounge, kitchen / dining room, conservatory on the ground floor. To the first floor there are three bedrooms, bedroom one has an ensuite shower room and built in wardrobes, and a family bathroom. Outside, to the rear is a landscaped garden with decked area and two patio areas. To the front there is parking for at least two cars and a garage. Early viewing is highly recommended, call today to arrange an internal inspection. EPC Rating C. Council Tax Band C.

ENTRANCE HALL

Entrance via composite door. Radiator. Stairs rising to first floor landing. Alarm panel. Fuse box.

WC

Obscure double glazed window to front elevation. Radiator. Suite comprising low level WC and wall mounted wash hand basin. Tiled splash backs.

KITCHEN 2.74m x 4.55m (9'0 x 14'11)

uPVC double glazed window to rear elevation. uPVC double glazed sliding doors to conservatory. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Composite sink and drainer unit. Four ring gas hob with electric oven under and extractor hood over. Space for white goods. Combination boiler. Plinth lighting. Tiled splash backs.

CONSERVATORY 2.74m x 3.00m (9'0 x 9'10)

uPVC double glazed construction with French doors to garden. Power and light connected.

LOUNGE 4.27m x 3.35m (14'0 x 11'0)

uPVC double glazed window to front elevation. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Storage cupboard. Access to loft hatch.

BEDROOM ONE 2.74m x 3.01m (9'0 x 9'10)

uPVC double glazed window to front elevation. Radiator. Double built in cupboard.

EN-SUITE

uPVC obscure double glazed window to front elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiled splash backs. Tiled walls to half height. Extractor fan.

BEDROOM TWO 2.44m x 2.44m (8'0 x 8'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.74m x 1.83m (9'0 x 6'0)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 1.83m x 1.83m (6'0 x 6'0)

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising pedestal wash hand basin, low level WC and bath with shower screen over. Tiled splash backs. Extractor fan.

OUTSIDE

FRONT GARDEN

Parking for at least two path to front door. Grey slate borders. Security lights.

GARAGE

Up and over door. Power and light connected. Storage to eaves.

REAR GARDEN

Decked area with lighting leading to lawn. Two patio areas. Enclosed by fencing.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

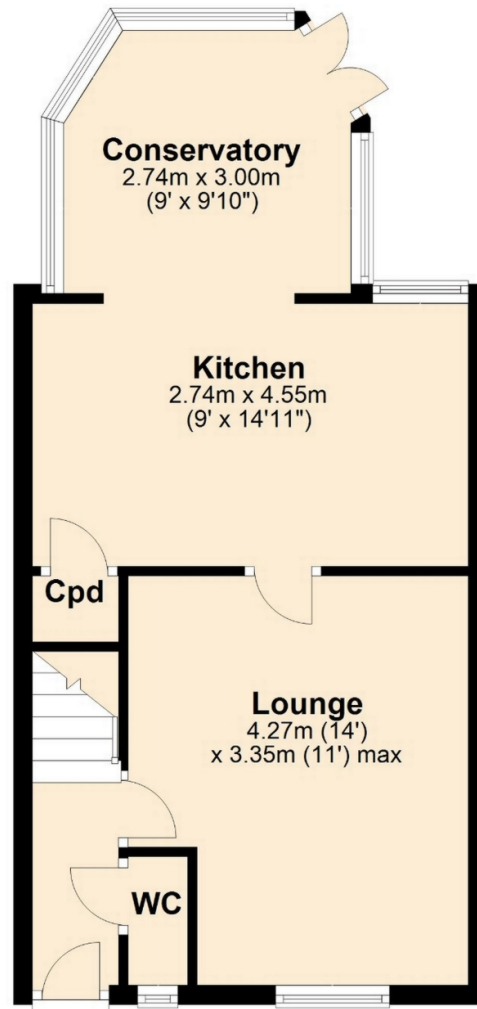
Outstanding Building Work/Approvals – Ask Agent

AGENTS NOTES

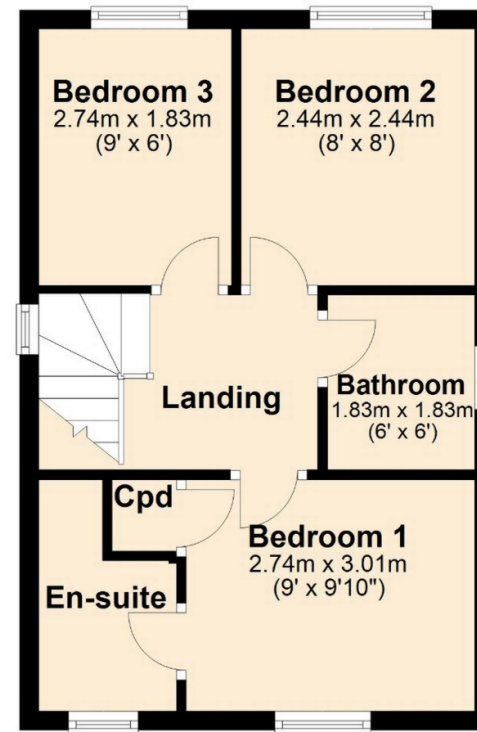
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor





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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

