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Farmyard Close, Rectory Farm, NN3 8BU

£310,000 Semi-Detached

3 2 1



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Department: Sales

Tenure: Freehold



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Property Summary

An immaculately presented and spacious three bedroom semi detached home, ideally located in the sought after area of Northampton, conveniently located with easy access to local amenities, shops, transport links and schools.

Features & Utilities

- ✓ Three Bedroom Three Storey Semi Detached
- ✓ Open Plan Living With Modern Kitchen
- ✓ En-Suite To Bedroom One
- ✓ Enclosed Rear Garden
- ✓ Off Road Parking For Two Cars
- ✓ Cloakroom/WC

Property Overview

An immaculately presented and spacious three bedroom semi detached home, ideally located in the sought after area of Northampton, conveniently located with easy access to local amenities, shops, transport links and schools. The accommodation is over three floors and comprises entrance hall, cloakroom/WC, open plan living/kitchen area with spacious lounge/dining room with Velux windows and French doors to the rear garden. To the first floor are two well proportioned bedrooms and a family bathroom. To the first floor is the main bedroom with Velux window, dressing area and door to en-suite shower room. Outside, the enclosed rear garden is mainly laid to lawn with patio area and to the front is a driveway providing off road parking for two vehicles. EPC Rating: B. Council Tax Band: C

ENTRANCE HALL

Double glazed entrance door. Staircase rising to first floor landing. Doors to:

WC

Double glazed window to front elevation. Radiator. Suite comprising low level WC and wash hand basin.

OPEN PLAN LIVING AREA

KITCHEN AREA 4.44m x 2.90m (14'7" x 9'6")

Double glazed window to front elevation. A range of wall and base units. Work surfaces. Sink and drainer. Integrated oven, gas hob and extractor. Open to:

LOUNGE/DINING AREA 5.00m x 3.89m (16'5" x 12'9")

Double glazed French doors to rear garden. Skylights. Radiator.

FIRST FLOOR LANDING

Staircase rising to second floor. Doors to:

BEDROOM TWO 3.96m x 2.74m (12'11" x 8'11")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 1.91m x 3.05m (6'3" x 10')

Double glazed window to front elevation. Radiator.

BATHROOM

Double glazed window to side elevation. Towel rail. Suite comprising bath with shower over, wash hand basin and low level WC.

SECOND FLOOR LANDING

Door to:

BEDROOM ONE 5.93m x 3.96m (19'5" x 12'11")

Two double glazed skylights. Radiator. Built in wardrobes.

EN-SUITE

Double glazed skylight. Towel rail. Suite comprising low level WC, wash hand basin and shower cubicle.

OUTSIDE

FRONT GARDEN

Access to entrance door. Off road parking.

REAR GARDEN

Laid to lawn and patio. Enclosed by fencing. Gated access.

DRAFT DETAILS

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

AGENTS NOTE

We have been advised of the following: Communal Area Contribution: £130 pa This information would need to be verified by your chosen legal representative.

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

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 – Central Heating, Gas Central Heating

Parking – Off-street

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

Rights and Easements – Ask Agent

AGENTS NOTES

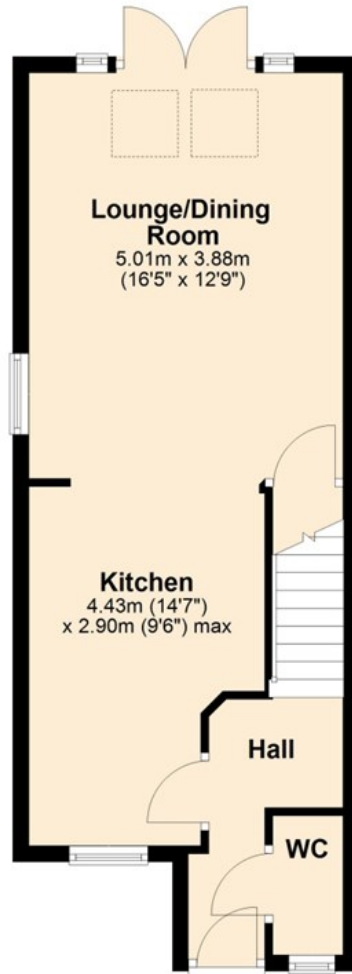
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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

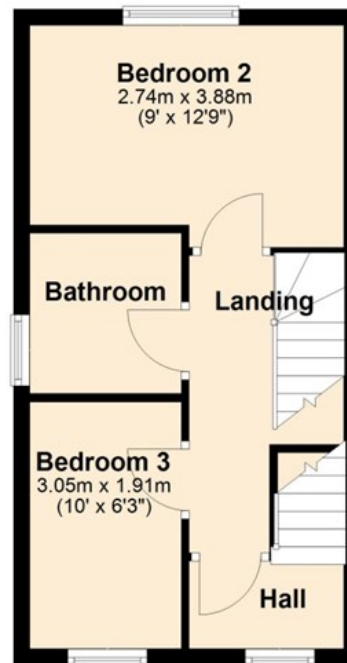
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



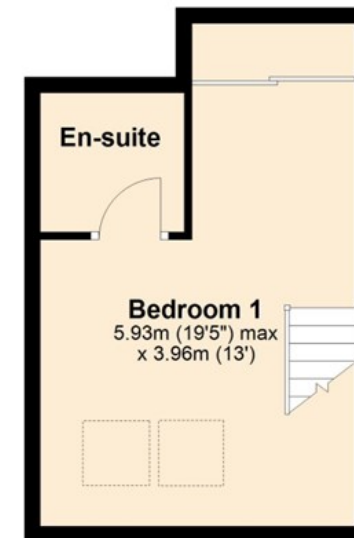
First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.5 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 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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