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# Farmyard Close, Rectory Farm, NN3 8BU

£330,000 Detached

3 1 1



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Department: Sales

Tenure: Not Specified



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## Property Summary

A beautifully presented three-bedroom detached home, located in the popular Billing & Rectory Farm area, conveniently positioned close to a variety of local amenities, schools, and excellent road links for commuters.

## Features & Utilities

- ✓ Detached Home
- ✓ Open Plan Kitchen/Dining Room
- ✓ Utility Cupboard
- ✓ Four Piece Bathroom
- ✓ Detached Garage
- ✓ Viewing Recommended
- ✓ Downstairs WC
- ✓ Beautifully Presented
- ✓ Off Road Parking
- ✓ 3 Bedrooms

# Property Overview

A beautifully presented three-bedroom detached home, located in the popular Billing & Rectory Farm area, conveniently positioned close to a variety of local amenities, schools, and excellent road links for commuters. The accommodation is thoughtfully laid out and comprises an inviting entrance hall, a modern cloakroom, a spacious lounge, and an impressive open-plan kitchen/dining room. The kitchen features built-in appliances, skylights that flood the space with natural light, and French doors that open onto the rear garden. There's also a practical utility cupboard neatly tucked away. Upstairs offers three well-proportioned bedrooms and a stylish four-piece family bathroom. Outside, the property boasts well-maintained front and rear gardens, a driveway providing off-road parking for multiple vehicles, and a detached single garage. EPC Rating: B. Council Tax Band: C.

## HALL

Double glazed part obscure glazed entrance door. Radiator. Dogleg stairs to first floor landing. Alarm panel. Tiled floor. Doors to:

## WC

Double glazed obscure window to front elevation. Radiator. Tiled floor. WC and wash hand basin.

## LOUNGE 4.45m x 3.08m (14'7" x 10'1")

Double glazed window to front elevation. Radiator.

## KITCHEN/DINING ROOM 5.35m x 4.04m (17'6" x 13'3")

Double glazed window to rear elevation. Double glazed French doors to garden. Three Velux windows. Radiator. Fitted wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Built in high double oven. Five ring gas hob with cooker hood. Built in dishwasher. Built in fridge/freezer, Tiled floor. Inset ceiling lights.

## LAUNDRY CUPBOARD

Wall mounted combination boiler. Plumbing for washing machine and space for tumble dryer. Work surfaces.

## FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Extractor. Doors to:

### **BEDROOM ONE 3.38m x 2.74m (11'1" x 8'11")**

Double glazed window to front elevation. Radiator. Fitted wardrobes.

### **BEDROOM TWO 3.28m x 2.77m (10'9" x 9'1")**

Double glazed window to rear elevation. Radiator. Fitted wardrobes.

### **BEDROOM THREE 1.93m x 2.54m (6'3" x 8'4")**

Double glazed window to rear elevation. Radiator.

### **BATHROOM**

Double glazed obscure window to rear elevation. Heated towel rail. Suite comprising bath with mixer tap and shower attachment, shower cubicle, wash hand basin in vanity unit and WC. Part tiled walls. Inset ceiling lights.

### **OUTSIDE**

#### **FRONT GARDEN**

Open plan, gravelled frontage with driveway providing off road parking for several vehicles, leading to garage.

#### **GARAGE**

Up and over door. Courtesy door. Power and light. Eaves storage.

#### **REAR GARDEN**

Fully enclosed with fencing with side gate access. Paved patio area with additional decked seating area. Laid to lawn. Outside tap and power point.

### **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 – Ask Agent  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band C  
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 – 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  
Rights and Easements – Ask Agent

### AGENTS NOTES

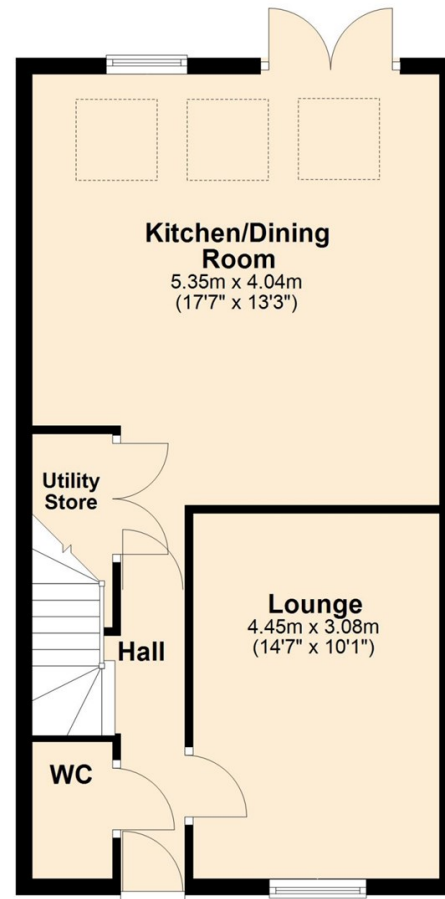
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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

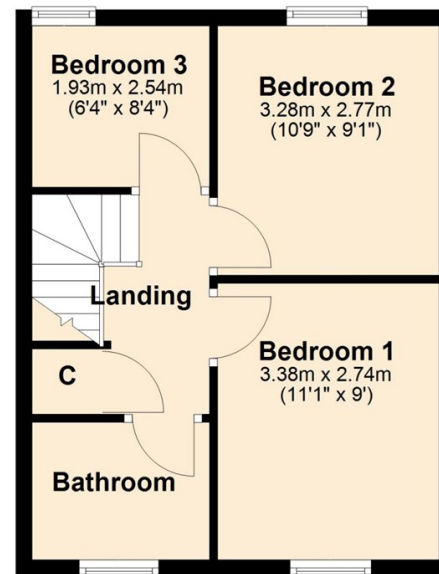
## Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.4 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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