



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Fulford Drive, Links View, NN2 7NX

£285,000 Semi-Detached

 3  1  3



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Not Specified



Jackson Grundy Estate Agents - Kingsley  
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

Call Us 01604 715000  
Email Us [kingsley@jacksongrundy.co.uk](mailto:kingsley@jacksongrundy.co.uk)







# Property Overview

Jackson Grundy are pleased to market this three bedroom semi-detached home in the sought after location of Links View, close to local amenities. The accommodation comprises welcoming porch and hallway, living room, separate dining room that is open plan with the kitchen, sunroom and a utility room and WC. To the first floor you will find three well-proportioned bedrooms and a family shower room. To the front of the property is off road parking leading to the integral garage and to the rear is a private south facing garden. For more information and to book your viewing please call Jackson Grundy Kingsley on 01604 231111. EPC Rating: TBC. Council Tax Band: C

## PORCH

Obscure double glazed window to side and front. uPVC door into entrance hall.

## ENTRANCE HALL

Radiator. Understairs cupboard.

## LOUNGE 4.78m x 3.84m (15'8" x 12'7")

Double glazed window to front elevation. Radiator. Electric fireplace.

## KITCHEN 5.03m x 3.03m (16'6" x 9'11")

Double glazed window to rear. Radiator. Wall mounted and base level units. Stainless steel sink with drainer and mixer tap. Integrated oven and dishwasher. Breakfast bar. Gas hob.

## DINING ROOM 2.57m x 2.57m (8'5" x 8'5")

Radiator. Bi-folding doors to:

## SUNROOM 1.73m x 2.81m (5'8" x 9'2")

uPVC sliding doors to garden. Tiled floor.

## UTILITY 3.51m x 2.72m (11'6" x 8'11")

uPVC double glazed sliding doors. Wall mounted and base units. Space for white goods.

## **WC**

Suite comprising low level WC and wash hand basin set in vanity unit.

## **FIRST FLOOR LANDING**

Obscure double glazed window to side elevation. Access to all rooms.

## **BEDROOM ONE 4.07m x 3.33m (13'4" x 10'11")**

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

## **BEDROOM TWO 3.56m x 3.40m (11'8" x 11'2")**

Double glazed window to rear elevation. Radiator. Fitted wardrobes. Cupboard with combination boiler.

## **BEDROOM THREE 2.75m x 2.53m (9' x 8'3")**

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

## **WC**

Obscure double glazed window to side elevation. Low level WC.

## **SHOWER ROOM 1.68m x 2.42m (5'6" x 7'11")**

Obscure double glazed window to rear elevation. Suite comprising double shower cubicle and wash hand basin in vanity unit. Tiled floor and walls. Extractor fan. LED lighting.

## **OUTSIDE**

## **FRONT GARDEN**

Block paved driveway for two vehicles.

## **GARAGE**

Up and over door. Electric supply. Access to meters. Door into vanity.

## REAR GARDEN

South facing decked area. Steps down to lawn area. Summerhouse with electrics. Pond. Mature planted borders.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

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 – Parking, Driveway, Single 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

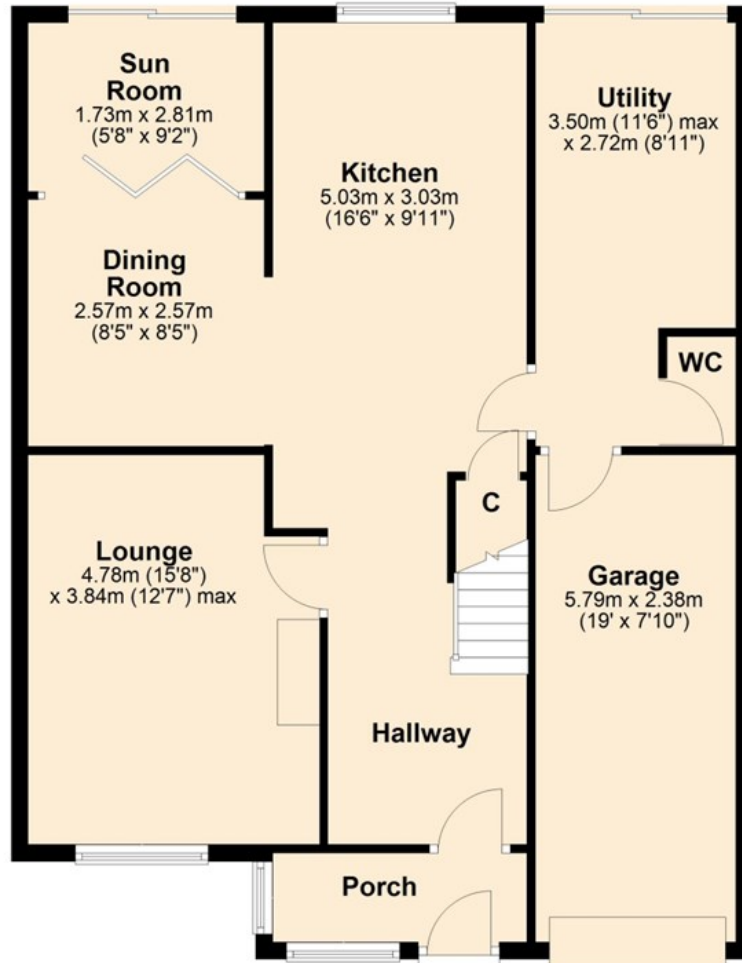
### AGENTS NOTES

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

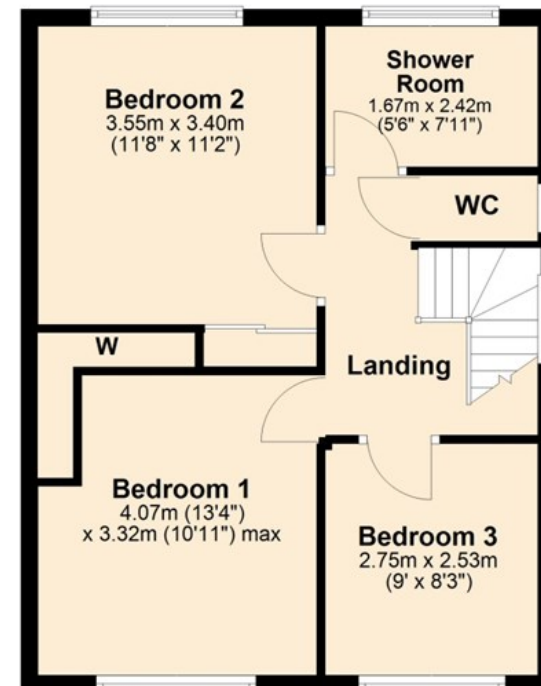
## Ground Floor

Approx. 87.7 sq. metres (944.3 sq. feet)



## First Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Total area: approx. 133.6 sq. metres (1437.7 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.

[www.jacksongrundy.com](http://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 - Kingsley**  
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

**Call Us** 01604 715000  
**Email Us** [kingsley@jacksongrundy.co.uk](mailto:kingsley@jacksongrundy.co.uk)

