

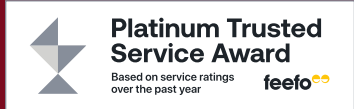


www.jacksongrundy.com

# Furnace Lane, Nether Heyford, Northampton, NN7 3JT

£280,000 Semi-Detached

2 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi-detached property in the highly popular village of Nether Heyford.

## Features & Utilities

- ✓ Well Presented
- ✓ Kitchen/Dining Room
- ✓ Downstairs WC
- ✓ Ample Off Road Parking
- ✓ Popular Nether Heyford Village
- ✓ Refitted Shower Room
- ✓ Conservatory
- ✓ Garage & Workshop



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi-detached property in the highly popular village of Nether Heyford. The accommodation comprises entrance porch, hallway, WC, lounge, kitchen/dining room with conservatory off, garage and workshop. Upstairs there are two double bedrooms and an ideal office/study space. There is also a refitted shower room. Further benefits include ample front parking, gas central heating and double glazing. EPC Rating: D. Council Tax Band: C

## PORCH

Brick construction with uPVC entrance door and inset window. Wooden door to:

## HALL

Tiled floor. Radiator. Staircase rising to first floor landing with cupboard below. Doors to:

## WC

WC. Tiled floor. Tiling to splash back areas.

## LOUNGE 3.98m x 4.16m (13'1 x 13'8)

uPVC double glazed window to front elevation. Radiator. Spotlights. Chimney breast.

## KITCHEN/DINING ROOM 2.54m x 6.14m (8'4 x 20'2)

Kitchen Area: uPVC double glazed window to rear elevation. Wall and base units. Belfast style ceramic sink with mixer tap. Space for dishwasher, washing machine and upright fridge/freezer. Oven and hob with extractor. Pantry.

Dining Area: Spotlights. Upright wall mounted radiator. Sliding doors to conservatory.

## CONSERVATORY 3.93m x 3.08m (12'11 x 10'1)

Low level brick wall. Double glazed windows and doors. Tiled floor.

## FIRST FLOOR LANDING/STUDY AREA

uPVC double glazed windows to side and rear elevations. Radiator. Doors to:

### **BEDROOM ONE 2.82m x 3.28m (9'3 x 10'9)**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM TWO 2.59m x 3.28m (8'6 x 10'9)**

uPVC double glazed window to front elevation. radiator.

### **SHOWER ROOM**

Obscure uPVC double glazed window to front elevation. Heated towel rail. Suite comprising wash hand basin with vanity unit, WC and shower cubicle with separate hand held attachment. Tiled floor. Tiling to splash back areas.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved parking to front. Lawn. Hedging to side.

#### **REAR GARDEN**

Enclosed rear garden. Patio. Decorative borders. Water feature. Covered pergola.

### **GARAGE 5.71m x 2.51m (18'9 x 8'3)**

Power and light. Double doors to front. Opening to work shop.

### **WORK SHOP 4.12m x 2.44m (13'6 x 8'0)**

Glazed window and door to rear elevation. Power and light. Plumbing for washing machine. Wall mounted combination boiler.

### **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 – Yes

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).

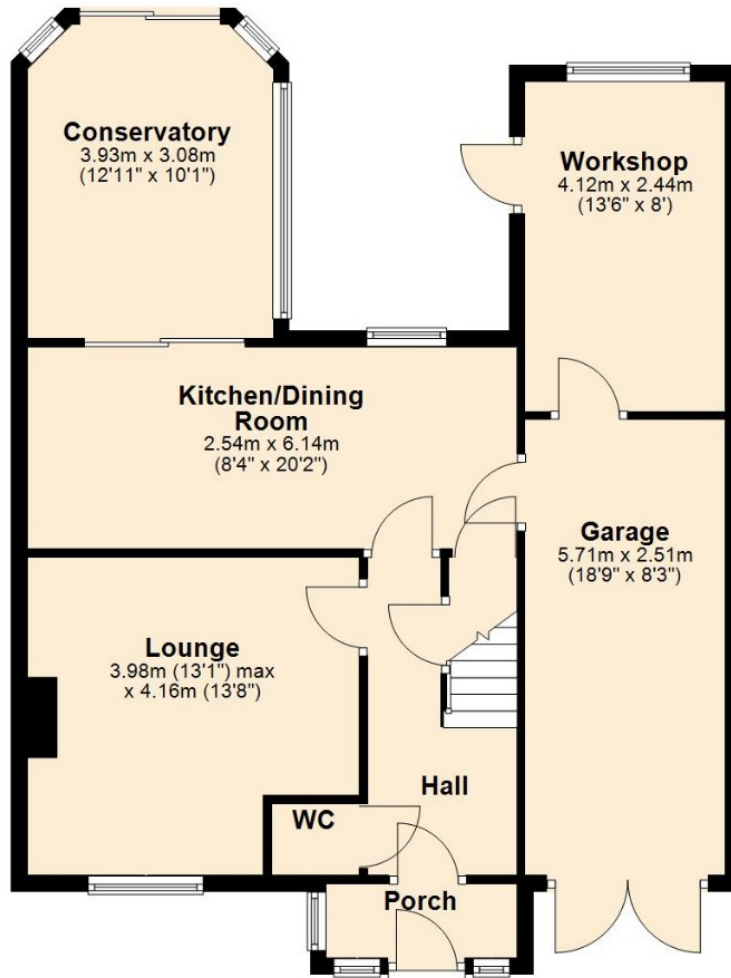
### **AGENTS NOTES**

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

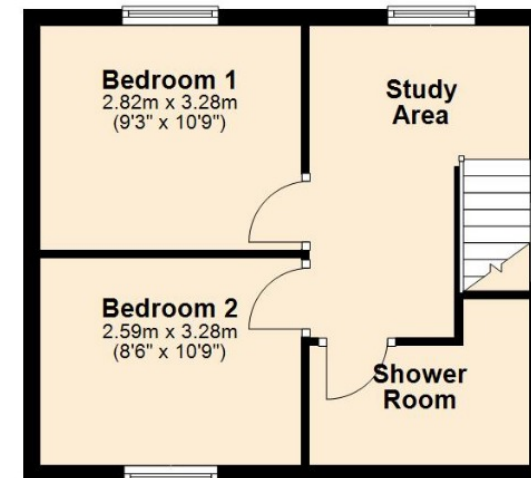
## Ground Floor

Approx. 80.5 sq. metres (866.7 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 114.4 sq. metres (1230.9 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)

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