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Fylingdale, Kingsthorpe, Northampton, NN2 8UR

£290,000 Detached

3 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well presented three bedroom property situated within the sought after location of Fyngdale.

Features & Utilities

- ✓ Well Presented Detached House
- ✓ Three Bedrooms
- ✓ Refitted Modern Bathroom
- ✓ Driveway & Single Garage
- ✓ Sought After Location
- ✓ Separate Lounge & Dining Room



Property Overview

A well presented three bedroom property situated within the sought after location of Fyngdale. The ground floor accommodation comprises entrance hall, lounge, dining room and kitchen. To the first floor are three generous bedrooms and a good sized refitted family bathroom. To the rear is a fully enclosed garden with side access, patio area and lawn area. To the front is a pleasant garden with driveway and access to a single garage. EPC Rating: TBC. Council Tax Band: C

ENTRANCE HALL

uPVC entrance door. uPVC double glazed window to front elevation. Door to garage and lounge. Laminate flooring.

LOUNGE 3.30m x 4.30m (10'10 x 14'1)

uPVC double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Laminate flooring. Opening to dining room.

DINING ROOM 2.5m x 3.4m (8'2 x 11'2)

uPVC double glazed doors to rear garden. Radiator. Laminate flooring. Door to:

KITCHEN 3.70m x 2.50m (12'2 x 8'2)

uPVC double glazed window and door to rear elevation. Gloss wall and base units with roll top work surfaces over and upstands. Integrated double oven, four ring gas hob and extractor. Stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Integrated dishwasher. Wood effect flooring.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 4.39m x 3.30m (14'5 x 10'10)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.10m x 3.40m (10'2 x 11'2)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.5m x 2.6m (8'2 x 8'6)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.57m x 2.6m (8'5 x 8'6)

uPVC obscure double glazed window to rear elevation. Chrome heated towel rail. Suite comprising low level WC, wash hand basin and bath with electric shower over. Tiled walls. Tiled floor. Storage cupboard.

OUTSIDE

FRONT GARDEN

Tiered sleeper beds. Driveway and steps down to front door. Access to garage and driveway.

GARAGE

Up and over door. Power and light.

REAR GARDEN

Patio area and pergola. Side access. Fully enclosed by fence. Side access. Mainly laid to lawn.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

DRAFT DETAILS

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

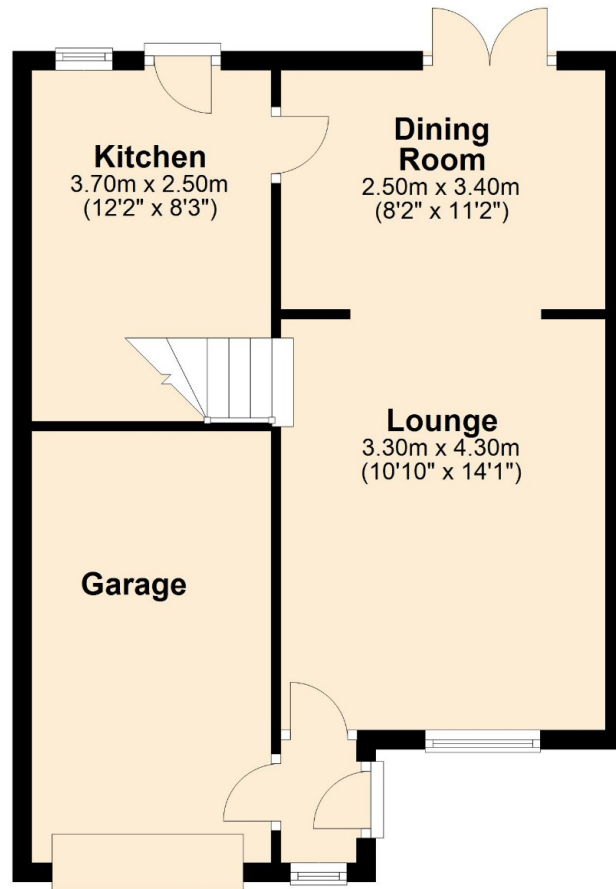
AGENTS NOTES

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

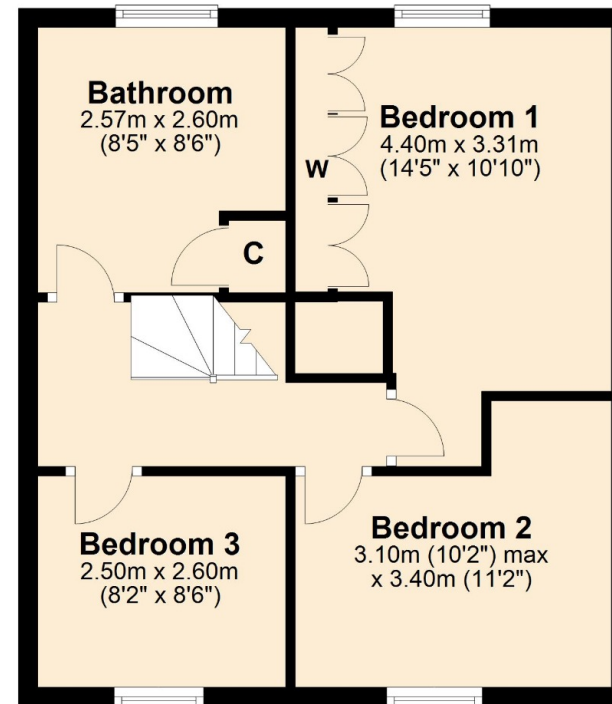
Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.6 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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