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# Garners Way, Harpole, Northampton, NN7 4DN

£300,000 - Offers Over Terraced

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom terraced property in the highly popular village of Harpole.

## Features & Utilities

- ✓ Well Presented Three Large Double Bedroom Home
- ✓ Large Rear Garden Extending To Around 140ft
- ✓ Popular Harpole Village
- ✓ Off Road Parking
- ✓ Refitted Kitchen/Diner
- ✓ Study Area
- ✓ Re-fitted Four Piece Bathroom
- ✓ Double Glazed (Where Specified) & Gas Radiator Heating
- ✓ Countryside Views Backing Onto Harpole Playing Fields
- ✓ Easy Access to M1/A43 & A45

# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom terraced property in the highly popular village of Harpole. The accommodation comprises entrance porch, hallway, study area, front facing lounge, refitted kitchen. Upstairs there are three spacious bedrooms and a modern refitted four piece bathroom. Further benefits include long rear garden backing onto the football field, off-road parking, gas central heating. The vendor has also found an end of chain property. EPC Rating: D. Council Tax Band: C

## ENTRANCE PORCH

Original wood entrance door. Obscure single glazed window to front elevation. Wood effect flooring. Doors to:

## HALL

Wood effect flooring. Radiator. Staircase rising to first floor landing. Doors to:

## LOUNGE 3.40m x 4.88m (11'2 x 16'0)

Two uPVC double glazed windows to front elevation. Radiator. Chimney breast with wooden mantel and slate hearth.

## STUDY 2.44m x 2.39m (8'0 x 7'10)

Single glazed window to rear elevation. Stable door to garden. Boiler (6 years old). Under-stairs cupboard. Wood effect flooring. Fusebox (re-wired 6 years ago).

## KITCHEN/DINING ROOM 3.50m x 4.01m (11'6 x 13'2)

uPVC double glazed French doors to rear elevation. Wall and base units. Wood effect work surfaces over. Induction hob with extractor over and oven below. Composite sink and drainer. Plumbing and space for dishwasher and upright fridge/freezer. Utility cupboard. Spotlights. Quarry tiled floor. Utility cupboard.

## UTILITY CUPBOARD

Space for washing machine and tumble dryer (stacked). Spotlights.

## FIRST FLOOR LANDING

Single glazed window to rear elevation. Storage cupboard. Exposed wooden flooring. Doors to:

## BEDROOM ONE 4.67m x 3.05m (15'4 x 10'0)

uPVC double glazed window to front elevation. Radiator. Exposed floorboards.

## BEDROOM TWO 3.38m x 4.59m (11'1 x 15'1)

uPVC double glazed window to front elevation. Radiator. Exposed floorboards.

## BEDROOM THREE 3.56m x 2.36m (11'8 x 7'9)

Single glazed window to rear elevation. Radiator. Exposed floorboards.

## BATHROOM

Two obscure single glazed windows to rear elevation. Heated towel rail. Suite comprising panelled bath with matt mixer tap, WC, wash hand basin in vanity unit with matt black taps and corner shower cubicle with rainwater shower head and separate attachment. Wood effect flooring. Spotlights.

## OUTSIDE

### FRONT

Gravelled driveway offering ample parking.

### REAR GARDEN

Enclosed by panelled fencing. Patio. Gravelled seating. Shed. Greenhouse. Path to rear. Lawn with mature hedging and shrubs. Secluded seating area to rear. Planting and allotment.

## 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 – No

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).

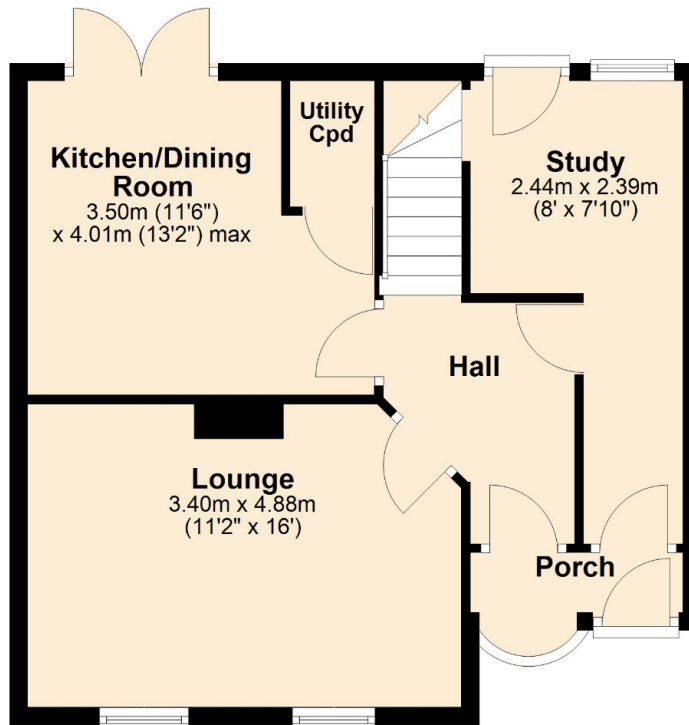
### **AGENTS NOTES**

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

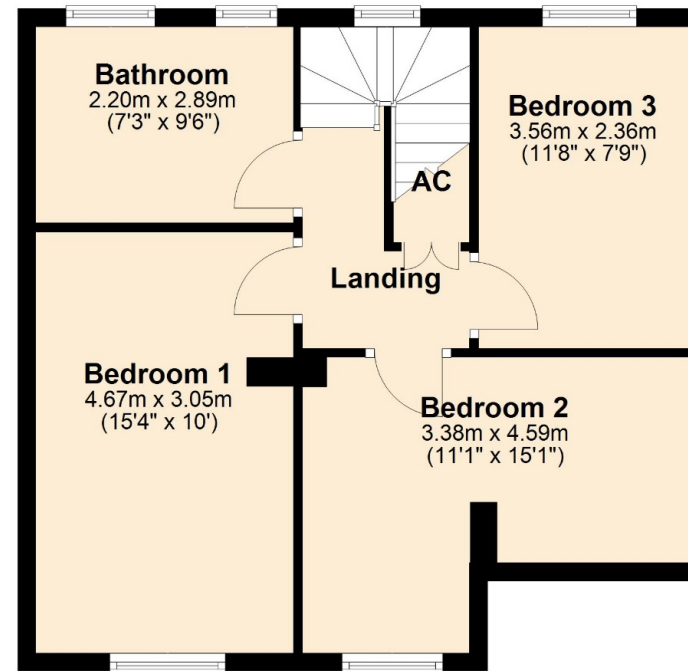
## Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



## First Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



Total area: approx. 98.9 sq. metres (1065.0 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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