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# Glebe Close, Holcot, Northampton, NN6 9TF

£340,000 Detached Bungalow

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Occupying a corner plot in a quiet cul-de-sac in the village of Holcot is this three bedroom detached bungalow offered to the market with no onward chain.

## Features & Utilities

- ✓ Detached Bungalow
- ✓ Quiet Village Location
- ✓ Landscaped Gardens
- ✓ Detached Garage
- ✓ Corner Plot
- ✓ Cul-De-Sac



# Property Overview

Occupying a corner plot in a quiet cul-de-sac in the village of Holcot is this three bedroom detached bungalow offered to the market with no onward chain. In brief the accommodation comprises kitchen, shower room, three double bedrooms and a dual aspect lounge overlooking the rear garden and an additional reception room. To the outside the property enjoys wrap around gardens and further benefits from off road parking and a detached single garage. EPC Rating: D. Council Tax Band: D

## HALLWAY

Obscure uPVC double glazed entrance door. Coving. Airing cupboard. Access to loft space. Doors to:

## KITCHEN 2.34m x 3.33m (7'8 x 10'11)

uPVC double glazed window to front elevation. Radiator. Wall and base units and drawers with work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with extractor over. Space for white goods. Tiling to splash back areas.

## INNER HALL

Radiator. Doors to:

## BEDROOM TWO 3.10m x 3.66m (10'2 x 12'0)

uPVC double glazed window to front elevation. Radiator.

## LOUNGE 3.58m x 5.49m (11'9 x 18'0)

uPVC double glazed windows to front and side elevations. uPVC double glazed door to rear elevation. Radiator. Electric feature fireplace inset to brick surround.

## DINING ROOM 3.78m x 2.16m (12'5 x 7'1)

uPVC double glazed windows to front and rear elevations. Radiator.

## BEDROOM ONE 2.77m x 4.72m (9'1 x 15'6)

uPVC double glazed window to rear elevation. Radiator. Airing cupboard. Fitted wardrobe with overhead storage.

### **BEDROOM THREE 2.57m x 3.15m (8'5 x 10'4)**

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

### **SHOWER ROOM**

uPVC double glazed window to side elevation. Radiator. Shower cubicle with electric shower, pedestal wash hand basin and low level WC with dual flush. Tiling to splash back areas.

### **OUTSIDE**

#### **FRONT GARDEN**

Driveway providing off road parking and leading to the garage. Lawned area with shrubs and wild flower borders.

#### **GARAGE 4.93m x 2.49m (16'2 x 8'2)**

Up and over door.

#### **REAR GARDEN**

Enclosed and private rear garden wrapping around the property with patio immediately to the rear. Two lawned areas bordered with mature shrub and hedges borders with wild flowers. Pathway leads to the detached single garage. Shed.

### **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**

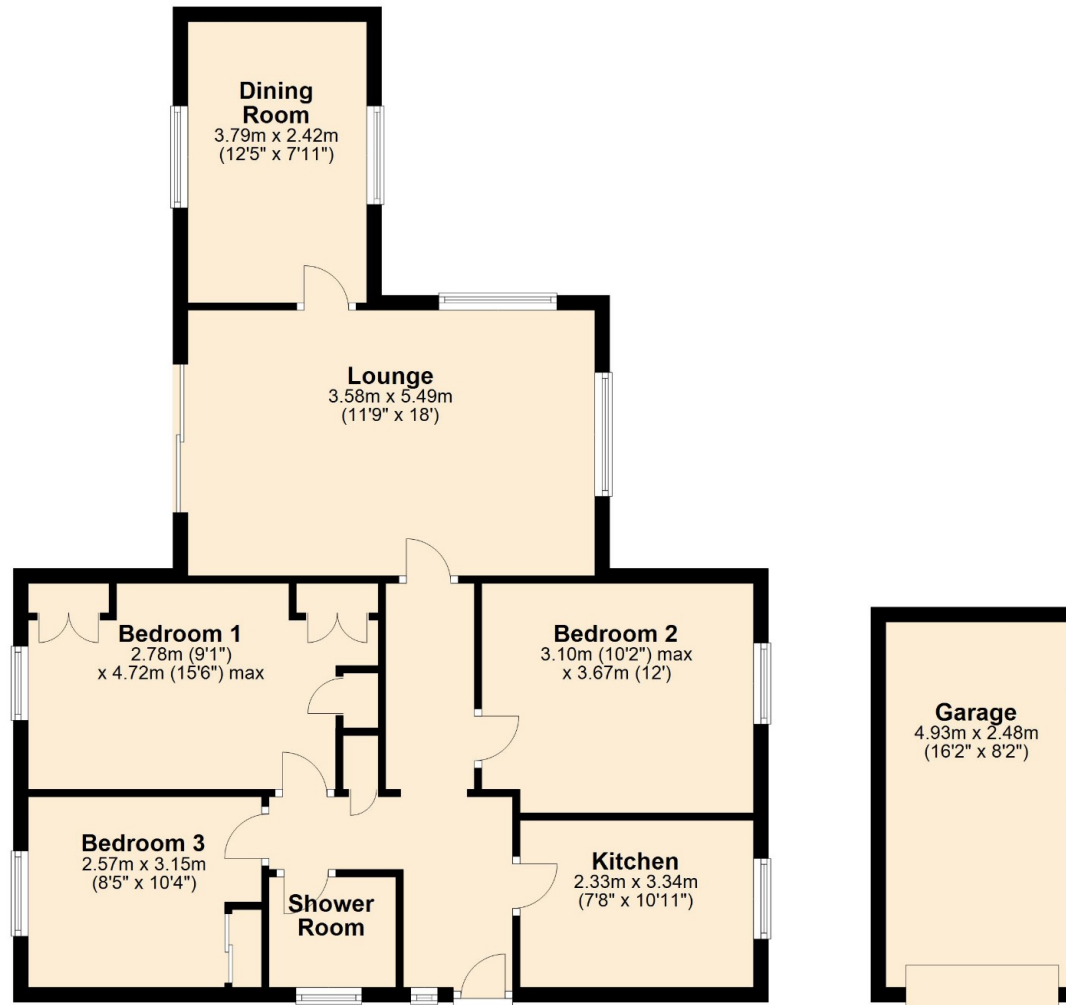
At the time of print, these particulars are awaiting approval from the Vendor(s).

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. 95.2 sq. metres (1024.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 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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