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# Grafton Way, Rothersthorpe, NN7 3JL

£295,000 Semi-Detached

3 2 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

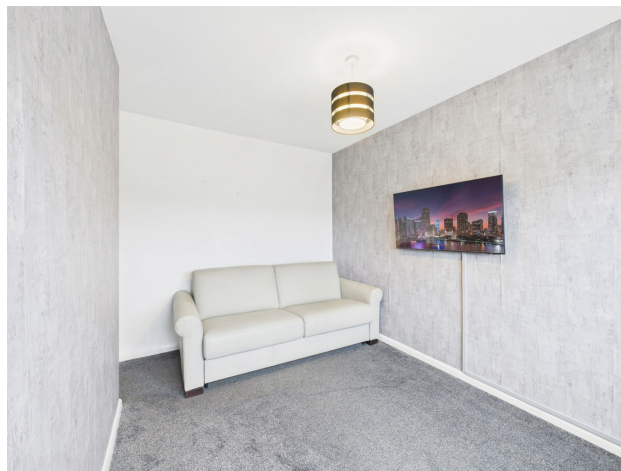
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

NO UPPER CHAIN. An extended, three bedroom, semi-detached house situated in this popular village with primary school.

## Features & Utilities

- ✓ Countryside Views to Rear
- ✓ Three Bedrooms
- ✓ Extended Semi-Detached
- ✓ Wet Room & Shower Room
- ✓ Driveway & Parking
- ✓ Landscaped Garden
- ✓ Oversized Garage/Store
- ✓ No Chain

# Property Overview

NO UPPER CHAIN. An extended, three bedroom, semi-detached house situated in this popular village with primary school. The property benefits from porch extension, lounge with oriel bay window, kitchen/breakfast room open plan to garden room and wet room addition. On the first floor are three bedrooms, and shower over. Outside the frontage is hardscaped to provide extra parking in addition to the driveway to the side of the property. A side gate leads to the low maintenance rear garden backing on to open countryside. There is an oversized garage/store perfect for storing bikes, tools/sports equipment etc. The property further benefits from uPVC double glazing and oil-fired central heating to radiators. EPC Rating: D. Council Tax Band: B

## PORCH

uPVC double glazed entrance door. Door to:

## LOUNGE 4.19m x 5.19m (13'8" x 17')

Double glazed bay window to front elevation. Radiator. Vertical radiator. Staircase rising to first floor landing with cupboard below. LVT flooring continued into kitchen.

## KITCHEN/DINING ROOM 2.62m x 5.19m (8'7" x 17')

Double glazed window to rear elevation. Two radiators. Wall and base units. Work surfaces. Single drainer stainless steel sink with mixer tap. Filter hood over cooker space. Space for washing machine, tumble dryer and fridge/freezer. Space for breakfast table. Open plan to:

## GARDEN ROOM 3.02m x 1.58m (9'10" x 5'2")

Full length bi-fold doors, opening onto patio. Radiator.

## WET ROOM

Soakaway in non slip flooring. Wall mounted shower unit.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space. Airing cupboard housing water water cylinder. Doors to:

**BEDROOM ONE 3.43m x 3.02m (11'3" x 9'10")**

Double glazed window to rear elevation with views. Radiator. Wardrobe recess.

**BEDROOM TWO 3.43m x 2.36m (11'3" x 7'8")**

Double glazed window to front elevation. Radiator.

**BEDROOM THREE 2.50m x 2.76m (8'2" x 9')**

Double glazed window to front elevation. Radiator. Over-stairs bulkhead.

**BATHROOM 1.73m x 2.08m (5'8" x 6'9")**

Obscure double glazed window to rear elevation. Ladder radiator. Suite comprising tiled shower cubicle, wash hand basin in vanity unit and low level WC.

**OUTSIDE****FRONT GARDEN**

Open plan. Laid to gravel. Driveway extending to the side of the property providing off road parking.

**REAR GARDEN**

Water tap. Paved patio and artificial lawn with borders. Oil tank. Boiler.

**STORE/GARAGE 6.55m x 2.49m (21'6" x 8'2") Approx**

uPVC double glazed door and window to front elevation. Double glazed door to side elevation. Lean to shed to rear. No car access to the garage/store although bikes/scooters etc will be fine.

**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 – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band B  
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – No Gas  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Oil Heating  
Parking – Off-street  
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  
Rights and Easements – Ask Agent

### AGENTS NOTES

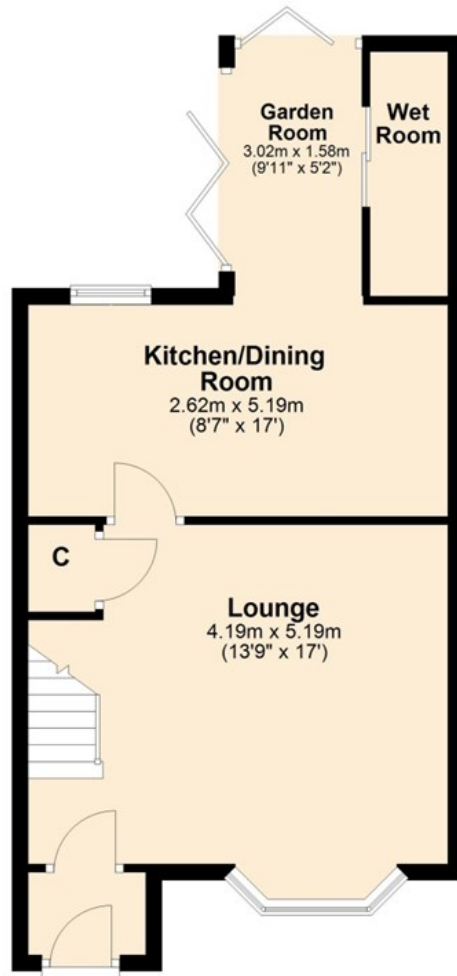
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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

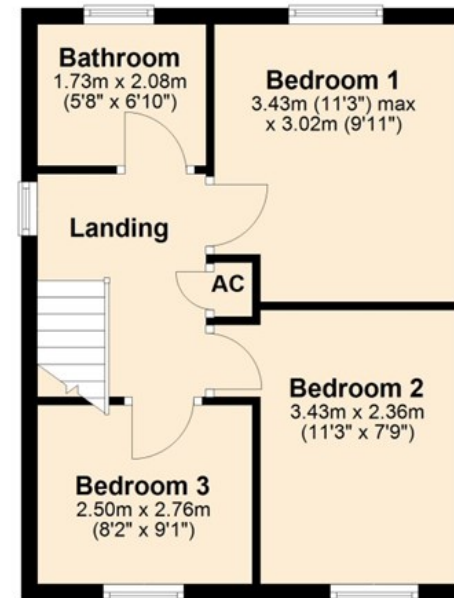
## Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 81.7 sq. metres (879.9 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.

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