



www.jacksongrundy.com

Greenfield Road, Kingsley, NN3 2LJ

£335,000 Semi-Detached

3 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

Call Us 01604 715000
Email Us kingsley@jacksongrundy.co.uk





Property Summary

A spacious three-bedroom semi-detached home located on the sought-after Greenfield Road in Spinney Hill.

Features & Utilities

- ✓ NO ONWARD CHAIN
- ✓ Three Bedrooms
- ✓ Two Bathrooms
- ✓ Large Rear Garden
- ✓ Three Reception Rooms
- ✓ Semi-Detached
- ✓ Fully Double Glazed
- ✓ Gas Central Heating

Property Overview

A spacious three-bedroom semi-detached home located on the sought-after Greenfield Road in Spinney Hill. This well-presented property offers a living room, dining room, conservatory, fitted kitchen, utility area and ground floor wet room with WC. Upstairs are three generous bedrooms and a modern family bathroom. Outside benefits from front and rear gardens with potential for a driveway (subject to consent) and a large brick-built outbuilding, ideal for storage or a workshop. Offered with no onward chain, this lovely home is ready for its next chapter. Early viewing advised. EPC Rating: D. Council Tax Band: C

ENTRANCE PORCH

uPVC double glazed sliding door and windows. Tiled flooring. Double glazed windows and door to:

HALLWAY

Radiator. Tiled flooring. Understairs storage cupboard. Stairs to first floor. Doors to connecting rooms.

LOUNGE 3.30m x 3.38m (10'10" x 11'1")

uPVC double glazed bay window to front elevation. Radiator. Built in cupboard. Wood cladding to walls. Wooden floors.

DINING ROOM 3.61m x 3.28m (11'10" x 10'9")

Windows and glazed door to lean-to. Radiator. Wood flooring. Electric fireplace with tiled surround and hearth. LED coving lighting.

KITCHEN 2.77m x 2.26m (9'1" x 7'5")

Double glazed door and window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers. Stainless steel sink with mixer tap. Fitted electric double oven and four ring gas hob with extractor hood over. Wall mounted boiler. Tiled walls and flooring. Space and plumbing for white goods.

SHOWER/WC/UTILITY ROOM

uPVC double glazed window to front and side elevations. Radiator. Plumbing for white goods. Tiled floor and walls. Low level WC. Wash hand basin and plumbing for shower.

LANDING

Window to side elevation. Wood cladding to walls. Access to loft space. Wood tile flooring. Doors to all bedrooms and bathroom.

BEDROOM ONE 3.84m x 3.71m (12'7" x 12'2")

uPVC double glazed bay window to front elevation. Radiator. Wood flooring. In-built cupboard.

BEDROOM TWO 3.61m x 3.29m (11'10" x 10'9")

uPVC double glazed window to rear elevation. Radiator. LED coving lighting. Wood flooring.

BEDROOM THREE 2.78m x 2.29m (9'1" x 7'6")

uPVC double glazed window to rear elevation. Radiator. Wood flooring.

BATHROOM 1.78m x 1.79m (5'10" x 5'10")

uPVC double glazed window to front elevation. Three piece suite including low level WC. Wash hand basin in vanity unit. Panelled bath. Heated towel rail. Tiled floor and walls.

CONSERVATORY 2.37m x 2.64m (7'9" x 8'8")

Door leading from dining room into conservatory. Two uPVC windows to either side of the doorway. uPVC windows to front and side elevations.

OUTSIDE

FRONT

Paved front with scope for dropped kerb and driveway. Block paved path to front door and side gate.

REAR GARDEN

Largely laid to lawn with bedding areas to well stocked borders including mature trees, plants and shrubs. Enclosed by brick built walls. Brick built large storage unit.

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 C

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Wet room

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

AGENTS NOTES

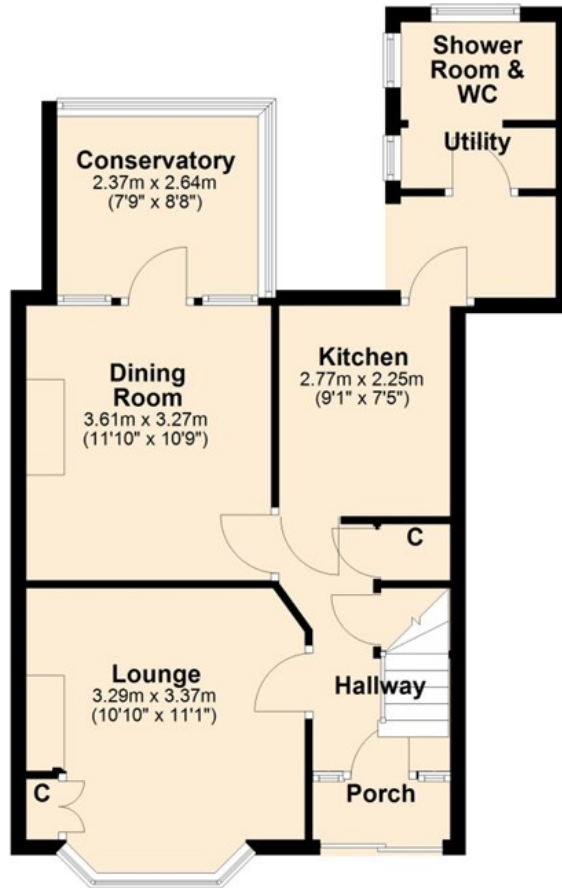
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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

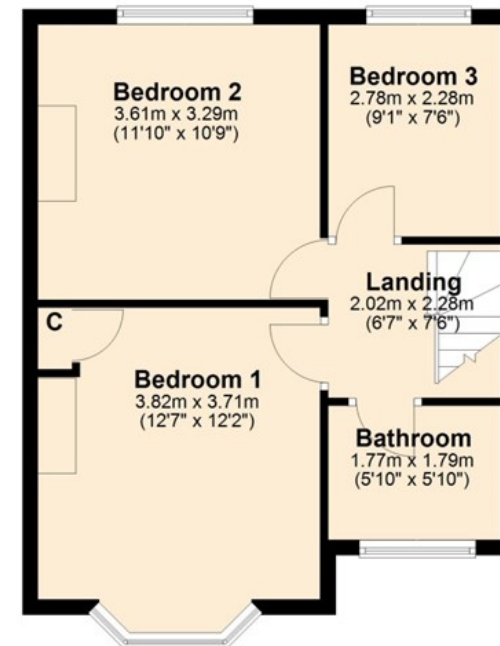
Ground Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Kingsley
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

Call Us 01604 715000
Email Us kingsley@jacksongrundy.co.uk

