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# Grendon Walk, Parklands, NN3 6EP

£235,000 Bungalow



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Two Bedroom Semi-Detached Bungalow in Good Condition. This well-presented two bedroom semi-detached bungalow offers comfortable and convenient single-level living in a sought-after location.

## Features & Utilities

- ✓ Two Bedroom Semi Detached
- ✓ Bungalow
- ✓ Immaculate Condition
- ✓ Newly Fitted Carpets
- ✓ Boarded Loft Space
- ✓ Off Road Parking
- ✓ Garage
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing
- ✓ EPC Rating: C

# Property Overview

Two Bedroom Semi-Detached Bungalow in Good Condition.

This well-presented two bedroom semi-detached bungalow offers comfortable and convenient single-level living in a sought-after location. The property is in good condition throughout and features newly fitted carpets, giving it a fresh and modern feel.

Inside, the accommodation includes a spacious lounge/dining room, a well-appointed kitchen, two bedrooms, and a practical wet room. The home also boasts a fully boarded loft space, ideal for storage or potential further use (subject to any necessary consents). Outside, the property enjoys a good-sized, low maintenance rear garden, perfect for relaxing or entertaining. Additional benefits include off-road parking and a single garage, providing ample space for vehicles and storage.

Ideal for those looking to downsize or enjoy easy access living, this charming bungalow is ready to move into and enjoy. EPC Rating: C. Council Tax Band: B

## HALL

Composite entrance door. Airing cupboard housing Worcester gas combination boiler. Opening to:

## KITCHEN 3.09m x 2.01m (10'1" x 6'7")

uPVC double glazed windows to side elevation. uPVC obscure glazed door to side elevation. Radiator. Wall mounted and base units with integrated oven, hob and extractor. Stainless steel sink and drainer. Space for white goods.

## LOUNGE 5.12m x 3.01m (16'9" x 9'10")

uPVC double glazed window to front elevation. Radiator. Feature fireplace. TV point. Access to loft space. Door to:

## INNER HALL

Built in storage cupboard.

## BEDROOM ONE 3.35m x 2.72m (10'11" x 8'11")

uPVC double glazed window to rear elevation. Radiator. Built in storage cupboard.

### **BEDROOM TWO 2.97m x 2.32m (9'8" x 7'7")**

uPVC double glazed window and door to rear elevation. Radiator.

### **SHOWER ROOM**

uPVC double glazed window to side elevation. Heated towel rail. Modern three piece suite comprising walk in shower, low level WC with handrail assistance and porcelain wash hand basin. Extractor.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway. Outside tap. Brick wall to front.

#### **REAR GARDEN**

Enclosed by fencing to rear and sides. Large patio area. Flower beds with wood chippings to left hand basin. Mainly laid to lawn. Timber side gate. Door to:

### **GARAGE 5.67m x 2.52m (18'7" x 8'3")**

Up and over door. Power and lighting.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central 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

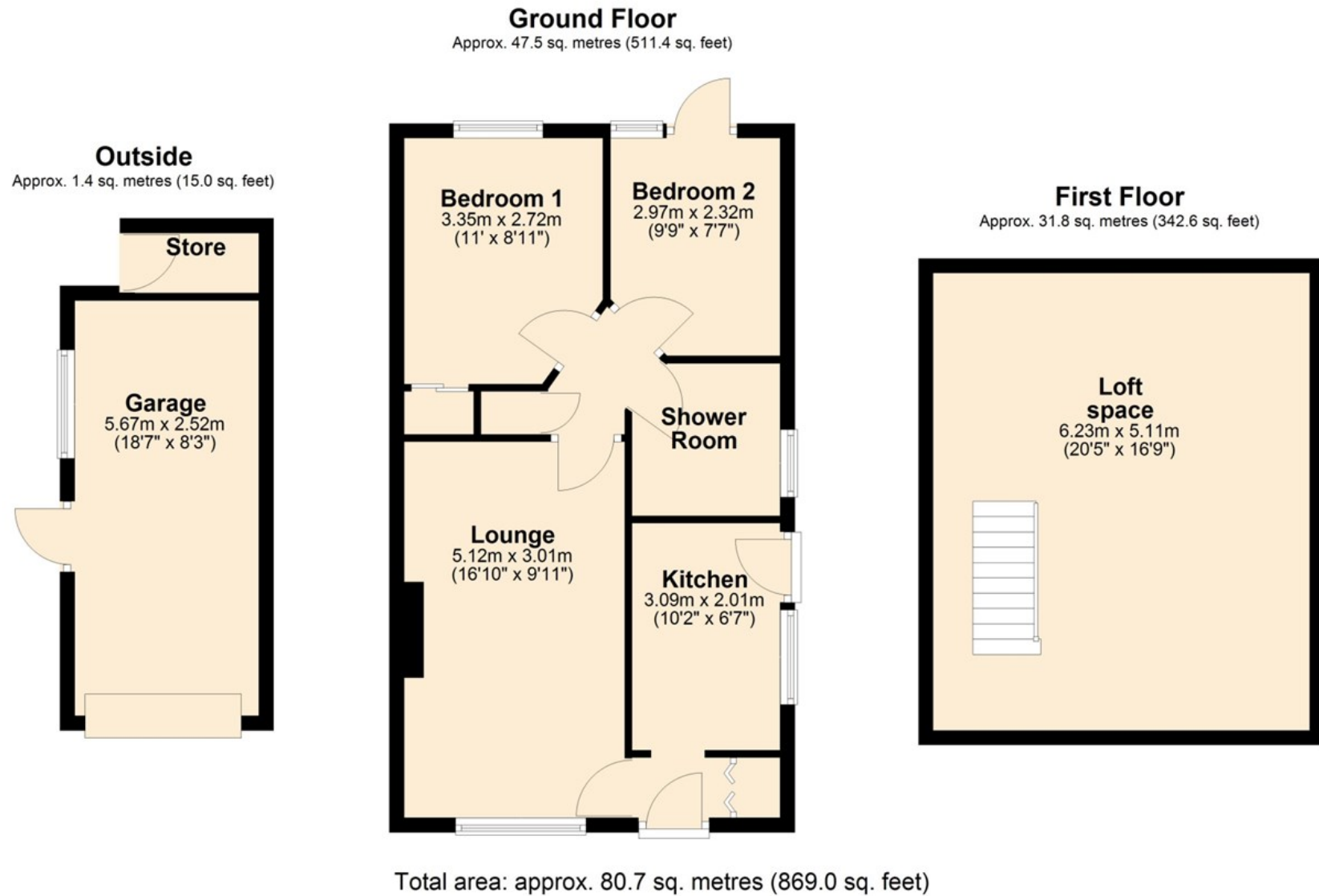
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

### AGENTS NOTES

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





# 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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