



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Healey Close, Rectory Farm, Northampton, NN3 5JU

£400,000 Detached

5 2 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell  
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990  
Email Us [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)







## Property Summary

An exceptionally well presented four bedroom detached family home situated in the popular Rectory Farm development on the edge of Northampton. Accommodation comprises entrance hall, lounge, kitchen/dining room, conservatory, utility room and WC on the ground floor. To the first floor the main bedr

## Features & Utilities

- ✓ Excellent Condition Throughout
- ✓ Great Family Home
- ✓ Recently Refurbished Kitchen & Conservatory
- ✓ Loft Conversion
- ✓ En-Suite To Bedroom One
- ✓ uPVC Double Glazing
- ✓ Access to A45 & A43

# Property Overview

An exceptionally well presented four bedroom detached family home situated in a quiet cul-de-sac in the popular Rectory Farm development on the edge of Northampton, with a pocket park and rural views. Accommodation comprises entrance hall, lounge, kitchen / dining room, conservatory, utility room and WC on the ground floor. To the first floor the main bedroom has an en-suite, three further bedrooms and a family bathroom. On the second floor is a good sized bedroom. EPC Rating C. Council Tax Band E.

## ENTRANCE HALL

Entrance via front door. Stairs rising to first floor landing. Doors to:

## LOUNGE 5.97m x 3.45m (19'7 x 11'4)

uPVC double glazed window to front elevation. uPVC French doors with windows either side to rear elevation. Two radiators.

## KITCHEN / DINING ROOM 3.10m x 5.66m (10'2 x 18'7)

Window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Built in dishwasher, fridge / freezer, double oven, microwave, induction hob and extractor hood (all two years old). One and a half sink with a Quooker hot tap.

## CONSERVATORY 2.57m x 5.46m (8'5 x 17'11)

Solid roof. uPVC double glazed windows and French doors leading to garden. Underfloor heating.

## UTILITY ROOM 3.47m x 2.15m (11'5 x 7'1)

Wall mounted units. Space for washing machine and tumble dryer. Wooden door leading to garden.

## WC

uPVC double glazed window to front elevation. Radiator. Wash hand basin and WC.

## FIRST FLOOR LANDING

Stairs rising to second floor. Doors to:

**BEDROOM ONE 3.89m x 2.92m (12'9 x 9'7)**

uPVC double glazed window to rear elevation. Radiator. Built in double wardrobe. Door to:

**EN-SUITE 1.84m x 1.65m (6'0 x 5'5)**

uPVC double glazed window to side elevation. Heated towel rail. Suite comprising WC, wash hand basin and shower cubicle.

**BEDROOM THREE 2.95m x 3.53m (9'8 x 11'7)**

uPVC double glazed window to rear elevation. Radiator.

**BEDROOM FOUR 2.87m (2.72m (9'5 x 8'11)**

uPVC double glazed window to front elevation. Radiator.

**BEDROOM FIVE 2.08m x 1.93m (6'10 x 6'4)**

uPVC double glazed window to rear elevation. Radiator.

**BATHROOM 1.93m x 1.98m (6'4 x 6'6)**

uPVC double glazed window to front elevation. Heated towel rail. Suite comprising bath with shower over, wash hand basin with storage below and WC.

**SECOND FLOOR LANDING**

Storage cupboard. Door to:

**BEDROOM TWO 3.07m x 5.59m (10'1 x 18'4)**

Two wooden Velux windows to rear elevation. Radiator. Eaves storage.

**OUTSIDE**

Single garage and driveway for one car.

**FRONT GARDEN**

Lawn to front and sides with shrubs and a pear tree.

## REAR GARDEN

Lawn with shrub border. Patio area and large storage shed. Brick boundary wall.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

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

## AGENTS NOTES

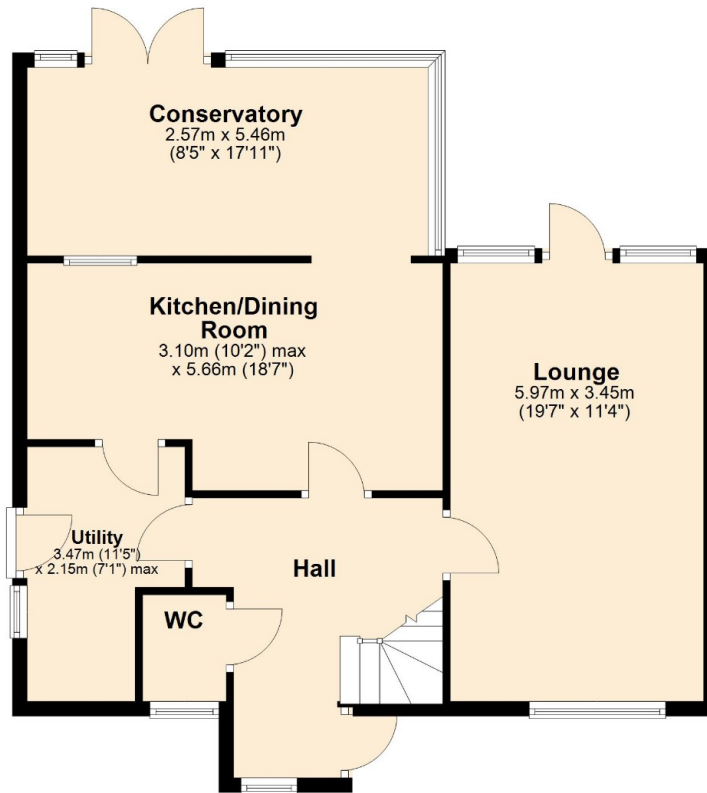
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any

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

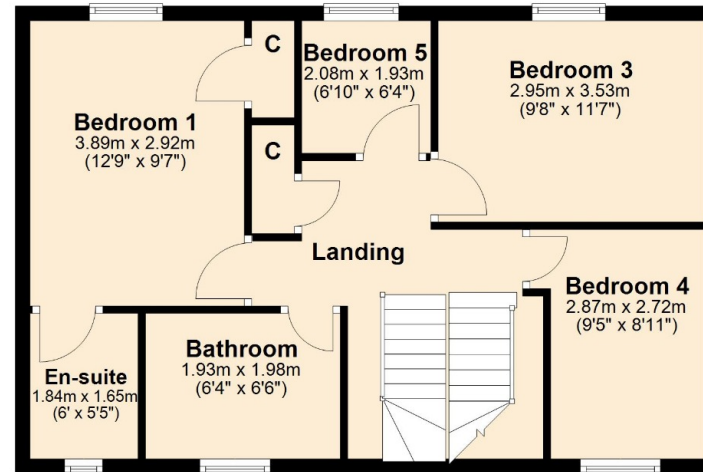
## Ground Floor

Approx. 72.0 sq. metres (775.4 sq. feet)



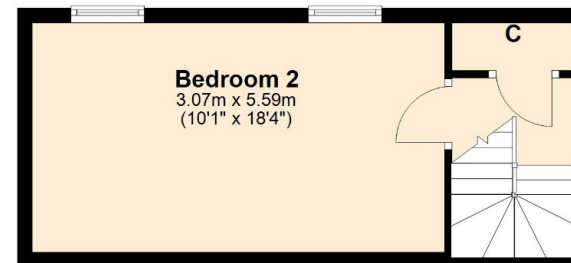
## First Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



## Second Floor

Approx. 22.7 sq. metres (244.8 sq. feet)



Total area: approx. 149.3 sq. metres (1606.6 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)

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 - Weston Favell**  
11 Weston Favell Centre, Northampton, NN3 8JZ

**Call Us** 01604 784990  
**Email Us** [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)

