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Hodder Street, Kingsthorpe, Northampton, NN2 8FW

£345,000 Detached

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Department: Sales

Tenure: Freehold



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Property Summary

Well presented three bedroom detached home benefitting from separate office space with uPVC double glazed doors onto the garden and underfloor heating.

Features & Utilities

- ✓ Detached
- ✓ Three Generous Bedrooms
- ✓ Converted Office Space
- ✓ Garage for Storage
- ✓ En-Suite to Master
- ✓ Downstairs Cloakroom
- ✓ Utility
- ✓ Driveway
- ✓ Open Plan Kitchen/Dining Room
- ✓ Separate Lounge

Property Overview

Well presented three bedroom detached home benefitting from separate underfloor heated office space with uPVC double glazed doors onto the garden. The ground floor accommodation comprises entrance hall, lounge, cloakroom, kitchen/dining room, utility and half converted garage providing home office. To the first floor there are three generous bedrooms, en-suite to master bedroom and family bathroom. Outside to the rear there is a fully enclosed garden with lawn and patio area, gated side access and to the front there is a drive for two vehicles and access to the garage and side access to rear garden. EPC Rating: B. Council Tax Band: D.

ENTRANCE HALL

uPVC double glazed window to side elevation. Tile effect floor. Entry via semi glazed door. Radiator. Stairs to first floor and doors to all rooms.

LOUNGE 3.91m max x 3.74m (12'10 x 12'3)

uPVC double glazed window to front elevation. Radiator. Carpeted.

WC

Low level flush WC. Pedestal wash hand basin. Radiator. Half tiled wall around sink area. Extractor. Tiled effect floor.

KITCHEN/DINING ROOM 5.49m X 2.83m (18' x 9'3)

uPVC double window to rear elevation. uPVC double glazed window to rear elevation. Radiator. Double doors onto garden. Door to utility room. Base and wall mounted units. Roll top work surface over. Space for fridge freezer and dishwasher. Fitted oven. Four ring gas hob and extractor. Tiled splashback. One and a half bowl stainless steel sink and drainer.

UTILITY 2.31m x 1.85m (7'7 x 5'5)

uPVC semi glazed door to side elevation. Radiator. Base and wall mounted units with roll top work surface over. Tiled splashback. Space for washing machine and dryer. Boiler.

OFFICE 2.51m x 2.29m (8'3 x 7'6)

uPVC double glazed doors into office. uPVC semi-glazed door into garage. Spotlights. Wood effect floor. Power and underfloor heating. Ethernet cable.

LANDING

uPVC double glazed obscure window to side elevation. Cupboard doors to all rooms. Carpeted.

BEDROOM ONE 3.91m x 3.27m (12'10 x 10'9)

uPVC double glazed window to front elevation. Radiator. Carpeted. Door to en-suite.

EN-SUITE 1.71m x 1.64m (5'7 x 5'4)

Low level WC. Vinyl flooring. Pedestal wash hand basin. Heated chrome radiator. Corner shower cubicle. Fully tiled to two walls. Extractor.

BEDROOM TWO 2.91m x 2.86m (9'7 x 9'5)

uPVC double glazed window to rear elevation. Radiator. Carpeted.

BEDROOM THREE 2.49m x 2.88m (8'2 x 9'5)

uPVC double glazed window to rear elevation. Radiator. Carpeted.

BATHROOM 1.67m x 2.06m (5'6 x 6'9)

Vinyl tiled floor. Low flush WC. Panel bath with shower over. Tiled surround. Extractor. Pedestal wash hand basin.

OUTSIDE

FRONT

Drive for two cars. Access to garage and side access path to front door.

GARAGE

Up and over door providing storage space. Integral door into office.

REAR

Path leading to office. Patio at top and bottom of garden. Side gate. Mainly laid to lawn. Outside tap and sockets.

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 – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

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.

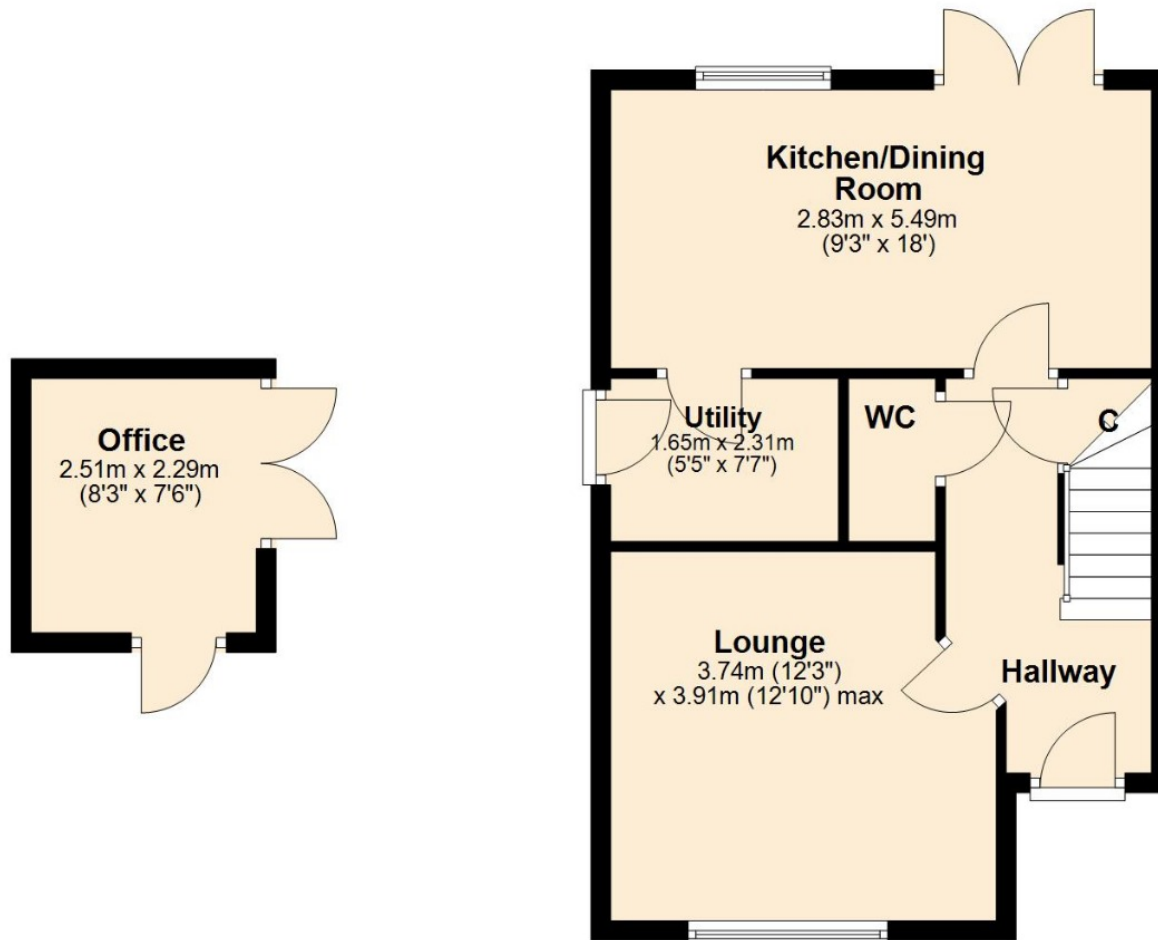
Halo alarm system through to include garage and office.

Part boarded loft and ladder.

Floorplan

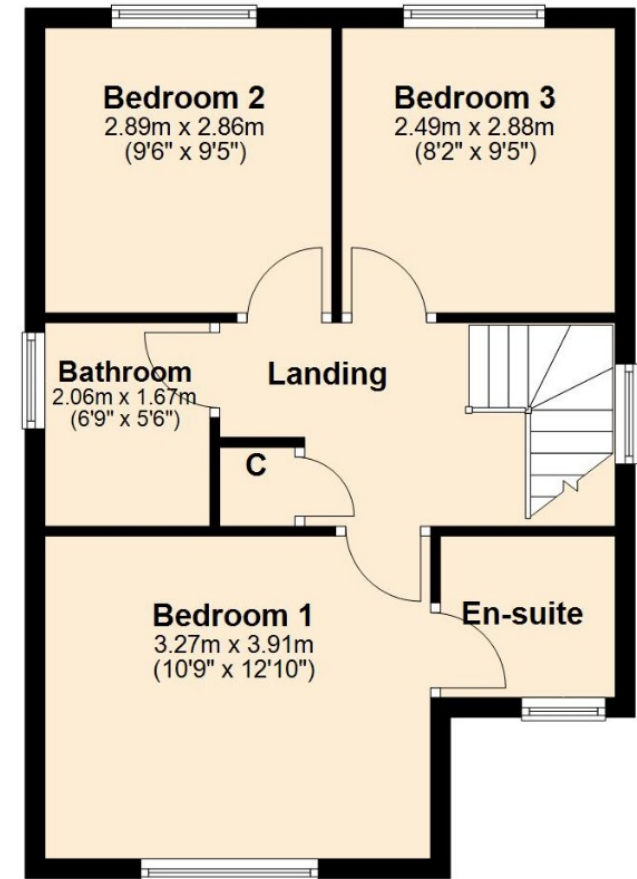
Ground Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



Total area: approx. 95.3 sq. metres (1025.5 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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