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Hodges Lane, Kislingbury, NN7 4AJ

£550,000 Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

A DETACHED FAMILY HOME LOCATED ON A QUIET LANE IN THE POPLAR VILLAGE OF KISLINGBURY BENEFITING FROM UPVC DOUBLE GLAZING AND RADIATOR HEATING.

Features & Utilities

- ✓ Detached House
- ✓ Popular Village Location
- ✓ Four Bedrooms
- ✓ Three Reception Rooms
- ✓ Double Garage
- ✓ Established Rear Garden



Property Overview

The accommodation comprises an entrance hall with wooden flooring and space for furniture and a cloakroom with coat and boot cupboard. The sitting room has windows to both front and side elevations and a gas fireplace. There is a dining room with sliding doors to the rear garden and a family room. The kitchen / breakfast room with fitted with a range of units incorporating an integrated dishwasher, built in oven, grill and hob, breakfast bar and access to the utility room.

On the first floor the main bedroom has an en-suite shower room, there are three further bedrooms and a family bathroom.

Outside there is a block paved driveway which extends to the front and side of the property providing parking for several vehicles and a double garage. The rear garden has a large, paved seating area with lawn beyond which is bordered by a wide variety of trees, bushes, plants and flowers.

EPC Rating D. Council Tax Band F.

GROUND FLOOR

HALL

CLOAKROOM

SITTING ROOM

FAMILY ROOM

DINING ROOM

KITCHEN / BREAKFAST ROOM

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

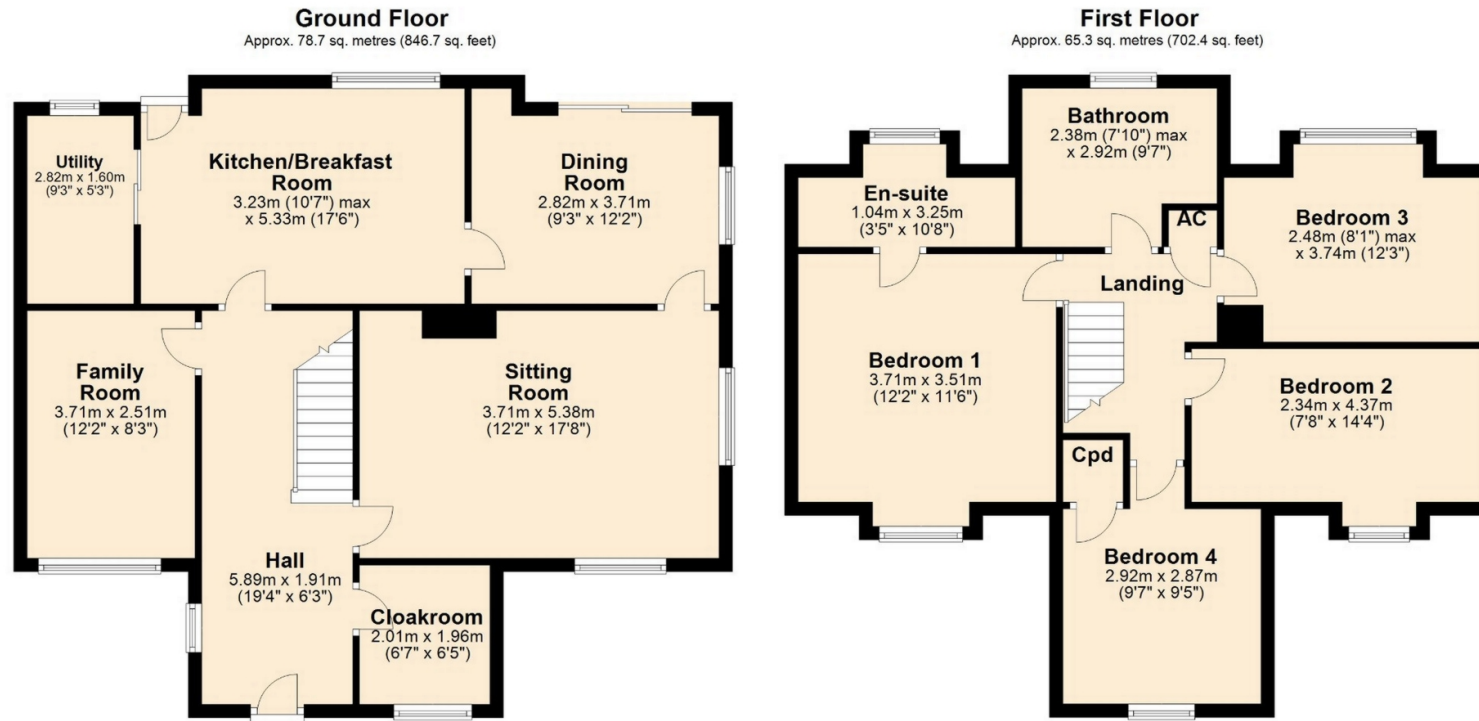
EPC Rating – D

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 – Driveway, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
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



Total area: approx. 143.9 sq. metres (1549.0 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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