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Holden Grove, Daventry, NN11 9EW

£299,950 Semi-Detached

3 1 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk





Property Summary

Introducing a well maintained and presented three bedroom property located in the desirable area of Drayton, Daventry.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Garage
- ✓ 22ft Lounge
- ✓ Off Road Parking
- ✓ Cloakroom
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Cul-De-Sac Location
- ✓ Sought After Location Of Drayton



Property Overview

Introducing this beautifully presented three bedroom property, located in the desirable area of Drayton, Daventry. The property benefits from garage, driveway and well maintained and landscaped gardens. The well-proportioned accommodation comprises 22ft lounge, 12ft kitchen, dining room, cloakroom, staircase to first floor landing with three double bedrooms and a modern bathroom. EPC Rating: D. Council Tax Band: C

ENTRANCE HALL

Entrance via composite door. Stairs rising to first floor landing.

LOUNGE

uPVC double glazed bay window and standard double glazed window to front elevation. Two radiators. Electric fire place

KITCHEN

uPVC double glazed window to rear elevation. Fitted with a range of wall, base and drawer units. Integrated washing machine. Oven, hob and extractor. Space for fridge / freezer and dishwasher. Storage cupboard.

DINING ROOM

uPVC Double glazed French doors to rear elevation with access into the garden. Radiator.

WC:

uPVC double glazed window to side elevation. Chrome heated towel rail. Suite comprising and WC. Access into garage.

FIRST FLOOR LANDING

Access to loft. Storage cupboard

BEDROOM ONE

uPVC double glazed window to front elevation. Radiator. Fitted double wardrobes. Overstairs storage cupboard.

BEDROOM TWO

uPVC double glazed window to front elevation. Radiator

BEDROOM THREE

uPVC double glazing to rear elevation. Radiator. Double wardrobes.

BATHROOM

uPVC obscure double glazed window to side elevation. Chrome heated towel rail. Suite comprising double shower cubicle, wash hand basin and WC. Full height tiling. Tiled flooring.

OUTSIDE

FRONT

Direct access into garage. Driveway parking. Generous front lawn. Side access to rear garden.

GARAGE

Lighting and power. Up and over door.

REAR GARDEN

Large patio stretching across the width of the property. Fully landscaped boarded with sleepers and a range of shrubs and plants.

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 – Ask Agent

Parking – Garage

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

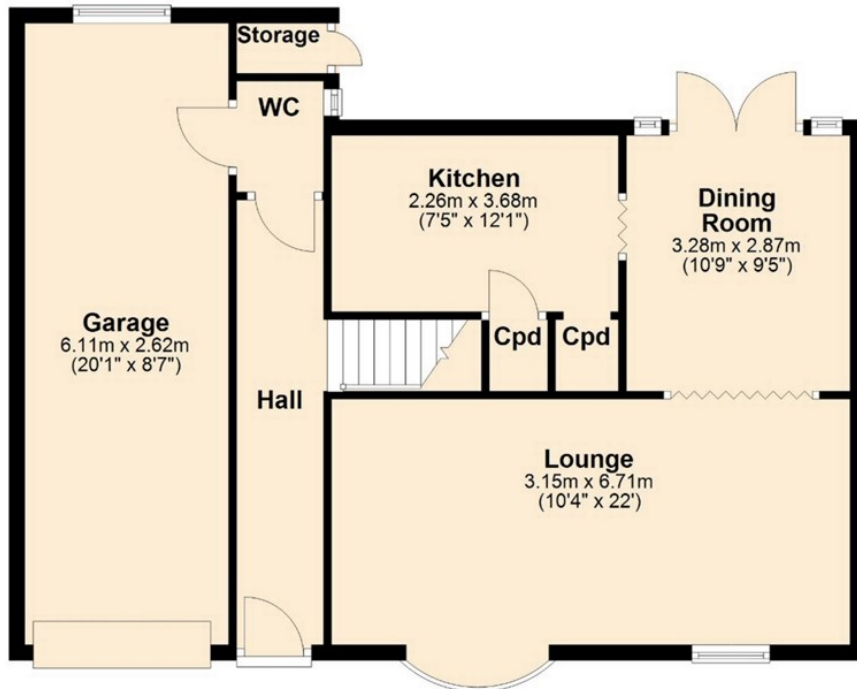
AGENTS NOTES

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

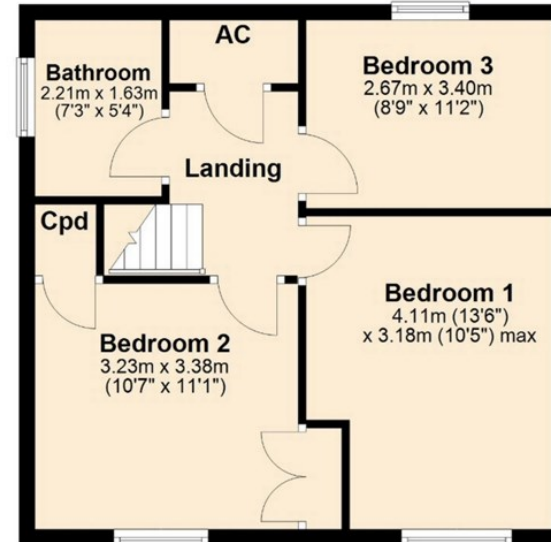
Ground Floor

Approx. 75.0 sq. metres (807.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 120.1 sq. metres (1293.2 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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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

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