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Holdenby Road, East Haddon, Northamptonshire, NN6 8DH

£425,000 - Guide Price Semi-Detached

2 2 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Long Buckby
3 Market Place, Long Buckby, Northampton, NN6 7RR

Call Us 01327 842093
Email Us longbuckby@jacksongrundy.co.uk





Property Summary

An exceptional panoramic view can be enjoyed from all rear facing windows in this high quality semi detached property. It has a large entrance hall with galleried landing, cloakroom, lounge with log burner, 26'5 kitchen / dining room with bi-fold doors to the garden.

Features & Utilities

- ✓ Amazing Views
- ✓ Stunning Condition
- ✓ Two Double Bedrooms
- ✓ En-Suite
- ✓ Kitchen / Dining Room
- ✓ Bi-Fold Doors
- ✓ Log Burner
- ✓ Utility Room
- ✓ Garage & Parking
- ✓ Lovely Gardens

Property Overview

An exceptional panoramic view can be enjoyed from all rear facing windows in this high quality semi detached property. It has a large entrance hall with galleried landing, cloakroom, lounge with log burner, 26'5 kitchen / dining room with bi-fold doors to the garden, utility room, two double bedrooms and high specification en-suite and main bathroom. There is a good size driveway with EV charge point, garage with electric door and a landscaped rear garden designed to take full advantage of the superb view. It has uPVC double glazing and radiator heating. EPC Rating C. Council Tax Band C.

ENTRANCE HALL

Entrance via front door. Stairs rising to a galleried landing. Two windows to side elevation. Vertical radiator. Tiled floor. Space for furniture.

CLOAKROOM

Suite comprising WC and wash hand basin with storage below. Tiled walls and floor.

LOUNGE 4.93m x 3.38m (16'2 x 11'1)

Window to front elevation. Radiator. Fireplace with log burner.

KITCHEN / DINING ROOM 4.06m x 8.05m (13'4 x 26'5)

Window to rear elevation. Bi-fold doors to rear elevation. Two vertical radiators. Fitted with a range of wall, base and drawer units with quartz work tops. Integrated fridge, freezer and dishwasher. Two built in ovens, microwave, hob, plate warmer and extractor hood. Underslung twin stainless steel sink unit with hot water tap. Tiled floor.

UTILITY ROOM 2.79m x 3.45m (9'2 x 11'4)

Window to front elevation. Vertical radiator. Fitted with a range of wall, base and drawer units with quartz work tops. Ceramic sink and drainer unit. Space for washing machine, tumble dryer, fridge and freezer. Tiled floor. Door to side elevation.

FIRST FLOOR LANDING

Galleried landing. Two Velux windows. Airing cupboard.

BEDROOM ONE 3.99m x 3.90m (13'1 x 12'10)

Window to rear elevation. Radiator. Built in wardrobes.

EN-SUITE 1.91m x 2.34m (6'3 x 7'8)

Window to rear elevation. Heated towel rail. Suite comprising Insignia steam shower cabin, WC and twin wash hand basins with storage below. Tiled walls.

BEDROOM TWO 2.74m x 2.67m (9'0 x 8'9)

Window to front elevation. Radiator. Built in wardrobe.

BATHROOM 1.88m x 2.37m (6'2 x 7'9)

Heated towel rail. Suite comprising Insignia steam shower and jetted bath, WC and wash hand basin with storage below. Tiled walls.

OUTSIDE

FRONT GARDEN

Block paved driveway. EV charging point. Lawn and borders.

GARAGE 4.83m x 2.34m (15'10 x 7'8)

Electric roller shutter door. Power and light connected. Window to rear elevation. Door to side elevation.

REAR GARDEN

Landscaped garden with decking area for tables and seating. Shaped lawn and borders. Pond and water feature. Throughout the garden there is lighting. Garden shed, potting shed and wood store.

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 – Ask Agent

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 – Yes

Primary Heating Type – Gas

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

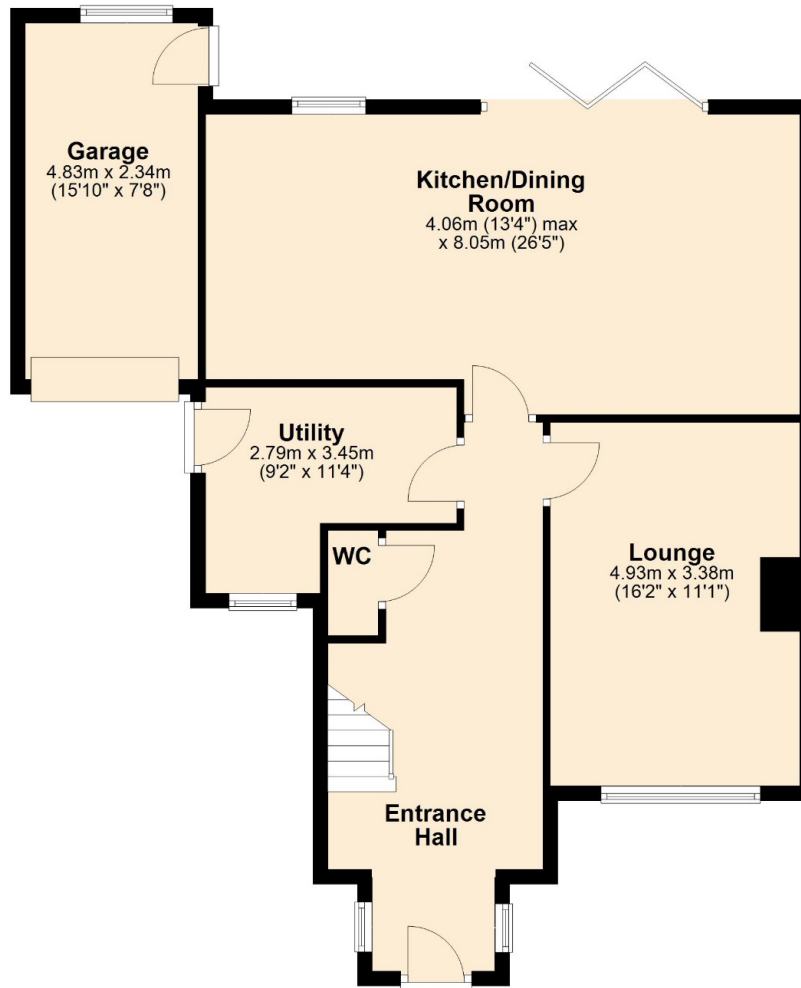
AGENTS NOTES

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

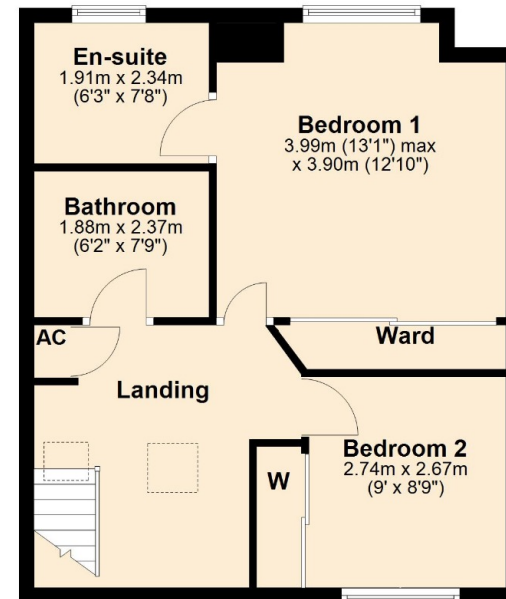
Ground Floor

Approx. 86.2 sq. metres (927.3 sq. feet)



First Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Total area: approx. 135.1 sq. metres (1454.3 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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