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# Howards Way, Northampton, NN3 6RP

£380,000 Detached

4 2 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Moulton  
2 West Street, Moulton, Northampton, NN3 7SB

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## Property Summary

Jackson Grundy are delighted to offer to the market this executive, four bedroom detached property situated within close proximity to the A45/A43.

## Features & Utilities

- ✓ Detached
- ✓ Four Double Bedrooms
- ✓ Two Reception Rooms
- ✓ Garage
- ✓ Parking
- ✓ En-Suite
- ✓ Utility Room
- ✓ Great Residential Location



## Property Overview

Jackson Grundy are delighted to offer to the market this executive, four bedroom detached property situated within close proximity to the A45/A43. With brilliant commuter links and a short drive to local amenities, it is an excellently positioned property and close to several highly regarded schools. The internal accommodation comprises entrance hall, living room, kitchen, dining room, utility room, and downstairs WC. The first floor offers four double bedrooms, and the master benefitting from two built in wardrobes, an en-suite and a further four piece family bathroom. Externally you will find a private mainly laid to lawn rear garden, with moderately sized patio area in addition to a small decking area. There is also off road parking and a single garage providing additional storage. EPC Rating: C. Council Tax Band: E.

### ENTRANCE HALL

Enter via composite door with obscure double glazed glass panel. Radiator. Access to lounge, dining room, WC, kitchen and under stairs storage. Stairs rising to first floor.

### LOUNGE 6.20m x 3.61m (20'4" x 11'10")

uPVC double glazed window to front aspect. Two radiators. Enter via glass double doors.

### WC

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

### DINING ROOM 3.54m x 3.48m (11'7" x 11'5")

uPVC double glazed window to front elevation. French double glazed doors to rear garden.

### KITCHEN 2.84m x 4.57m (9'4" x 15')

uPVC double glazed windows to rear and side elevations. Wall mounted and base level units. Access to utility room. Plumbing for dishwasher. Sink with mixer tap over. Four ring gas hob burner. Electric oven.

### UTILITY 1.98m x 1.99m (6'6" x 6'6")

Composite door to rear elevation with obscure glass panel. Base and wall mounted units. Sink and drainer inserted. Plumbing for washing machine. Access to storage cupboard.

### **FIRST FLOOR LANDING**

Access to family bathroom. Storage cupboard. Access to all bedrooms.

### **BEDROOM ONE 3.46m x 4.57m (11'4" x 15')**

uPVC double glazed window to rear elevation and overlooking garden. Radiator. Double fitted wardrobe. Access to en-suite.

### **EN-SUITE 1.85m x 1.93m (6'1" x 6'4")**

Obscure uPVC double glazed window to side elevation. Radiator. Extractor fan. Shower. Wash hand basin. WC.

### **BEDROOM TWO 3.43m x 3.68m (11'3" x 12'1")**

uPVC double glazed window to side elevation. Radiator.

### **BEDROOM THREE 2.67m x 3.53m (8'9" x 11'7")**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM FOUR 2.91m x 3.14m (9'6" x 10'3")**

uPVC double glazed windows to side and front elevations. Radiator.

### **BATHROOM 1.71m x 3.44m (5'7" x 11'3")**

Obscure uPVC double glazed window to front elevation. Spot lights. Heated towel rail. Shower, bath and WC.

### **OUTSIDE**

#### **FRONT**

Various shrubs to front and side borders.

#### **GARAGE**

Up and over door. Power and lighting. Parking available on driveway.

## REAR GARDEN

Patio. Laid to lawn. Side gated access.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – C

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, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

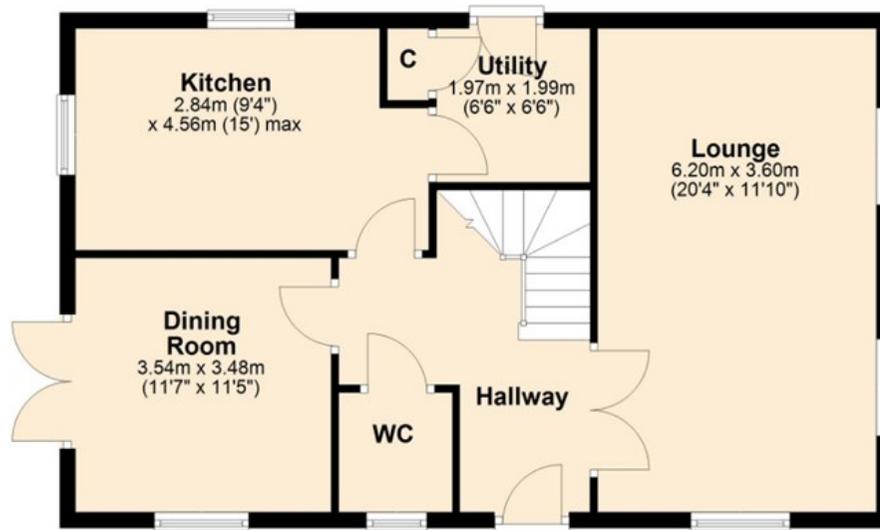
### **AGENTS NOTES**

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

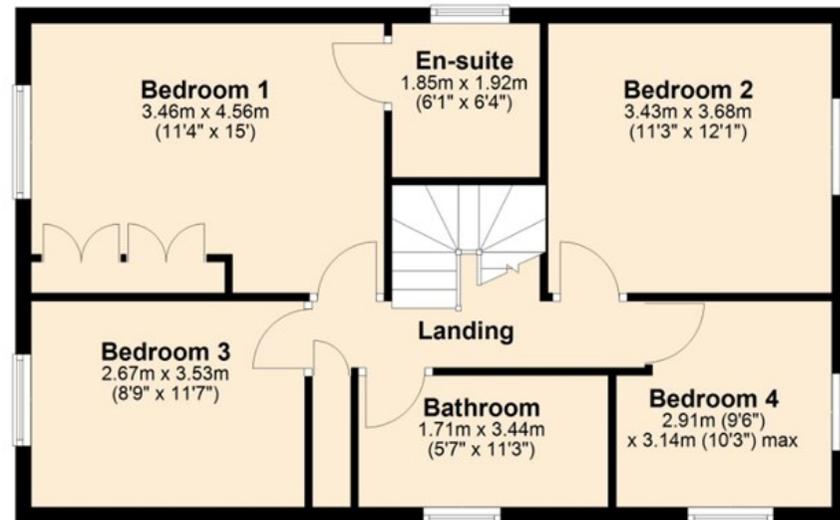
## Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



## First Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 128.7 sq. metres (1385.7 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)

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