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Kendal Close, Boothville, NN3 6WJ

£325,000 - Offers in Excess of Detached

 3  2  2



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Not Specified



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

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to bring to the market this excellently presented and rarely available three bedroom detached property positioned in a quiet cul-de-sac.

Features & Utilities

- ✓ Excellently Presented
- ✓ Conservatory
- ✓ Refitted Kitchen
- ✓ Downstairs WC
- ✓ Garage With Electric Door
- ✓ Quiet-Cul-De Sac
- ✓ Excellent Family Home
- ✓ Private Rear Garden
- ✓ Recently Replaced Combination Boiler
- ✓ Solar Panels

Property Overview

Jackson Grundy are delighted to bring to the market this excellently presented and rarely available three bedroom detached property positioned in a quiet cul-de-sac. In brief the property comprises entrance hall, downstairs WC, lounge, conservatory and kitchen/dining room. To the first floor is bedroom one with ensuite and two further bedrooms and a family bathroom. Outside, to the front is off road parking leading to the garage with electric roller door. The rear garden is enclosed with two patio areas. Further benefits include UPVC double glazed windows and doors, a recently replaced combination boiler and solar panels. This property would make an excellent family home and is a must see. Please call to arrange an internal inspection. EPC Rating: C. Council Tax Band: C

ENTRANCE HALL

Enter via glazed UPVC double glazed door. Radiator. Stairs rising to first floor landing. Door to: –

WC

Obscure UPVC double glazed window to front elevation. Double radiator. Suite comprising low level WC and wash hand basin with mixer tap over and cupboard under. Tiled splash back areas. Alarm control panel. Electric fuse box. Electric garage door button.

LOUNGE 5.01m x 3.73m (16'5" x 12'3")

UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation. Double radiator. Coving to ceiling.

CONSERVATORY 4.76m x 2.74m (15'7" x 8'12")

Brick built with UPVC double glazed windows. UPVC double glazed French doors to side elevation. Tiled flooring. Wall lights.

KITCHEN/DINING ROOM 4.76m x 2.92m (15'7" x 9'7")

UPVC double glazed windows to front and rear elevations. UPVC double glazed door to side elevation. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating composite sink unit with mixer tap over. Tiled splash back areas. Built in four ring induction hob with extractor hood over, electric oven and combination microwave/grill.. Built in appliances. Understairs storage.

FIRST FLOOR LANDING

UPVC double glazed window to front elevation. Radiator. Access to loft space. Airing cupboard housing combination boiler. Doors to: –

BEDROOM ONE 3.78m x 2.74m (12'5" x 8'12")

UPVC double glazed window to rear elevation. Radiator. Built in double wardrobe.

EN-SUITE

Obscure UPVC double glazed window to rear elevation. Central heated towel rail. Suite comprising low level WC, wash hand basin with cupboard under, and shower cubicle. Extractor fan. Tiled floor to ceiling.

BEDROOM TWO 3.32m x 2.72m (10'11" x 8'11")

UPVC double glazed window to rear elevation. Radiator. Fitted cupboards over bed area with corner units and bedside tables.

BEDROOM THREE 2.92m x 1.93m (9'7" x 6'4")

UPVC double glazed window to front elevation. Radiator.

BATHROOM

Obscure UPVC double glazed window to front elevation. Central heated towel rail. Suite comprising panelled bath with mixer tap and shower over, wash hand basin with mixer tap over and cupboard under, and low level WC. Electric shaver point. Extractor fan. Tiled floor to ceiling.

OUTSIDE

FRONT GARDEN

Path leading to the front door. Tarmac driveway providing off road parking and leading to the garage. Artificial lawn area.

GARAGE

Remote control electric up and over door. Power and light connected. Pitched roof with storage. Door to garden.

REAR GARDEN

Patio area with raining wall. Shaped path leading around Astroturf lawn and pond leading to a further patio area. Flower beds and borders. Garden. Shed.

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 – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

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 – 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

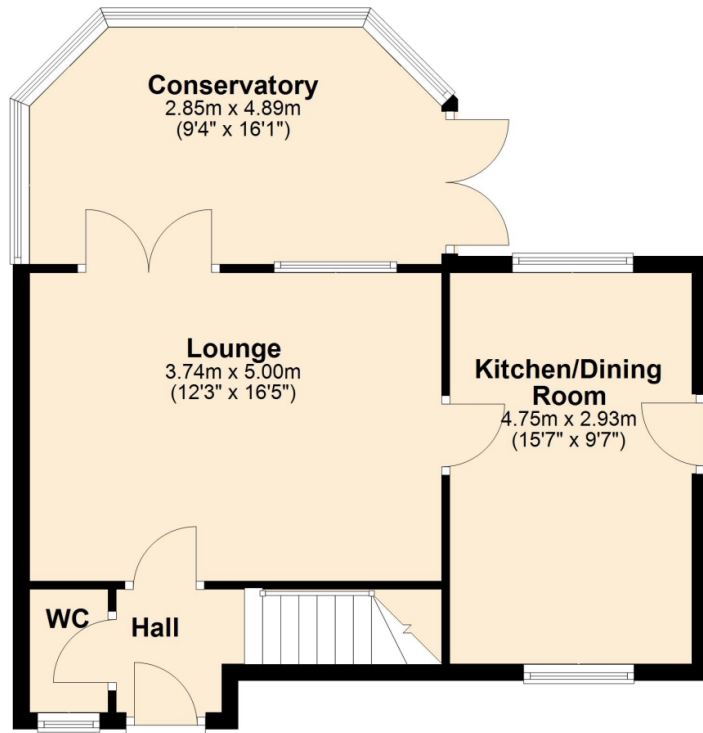
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or

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

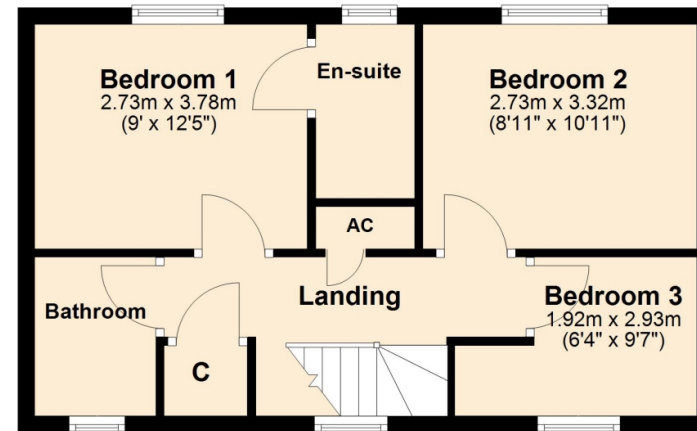
Ground Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 89.2 sq. metres (959.9 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