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# Lakeside Drive, Ecton Brook, NN3 5EL

£320,000 Detached



Department: Sales

Tenure: Freehold

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## Property Summary

A well presented property situated within a cul-de-sac in a residential area of Ecton Brook, in close proximity of all good amenities and road links.

## Features & Utilities

- ✓ Well Presented Detached Property
- ✓ Cul-De-Sac Location
- ✓ Conservatory
- ✓ Three Bedrooms
- ✓ Off Road Parking & Garage
- ✓ Viewing Recommended



# Property Overview

A well presented property situated within a cul-de-sac in a residential area of Ecton Brook, in close proximity of all good amenities and road links. The accommodation comprises entrance hall, cloakroom, lounge, dining area, conservatory, kitchen, three bedrooms and bathroom. Outside there is a garden to the rear and block paved frontage providing off road parking and single garage. EPC Rating: TBC. Council Tax Band: C

## HALL

Double glazed part obscure glazed entrance door. Double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Telephone point. Doors to:

## WC

Obscure double glazed window to side elevation. Radiator. Suite comprising wash hand basin in vanity unit and low level WC.

## KITCHEN 2.67m x 3.48m (8'9" x 11'5")

Double glazed window to front elevation. Radiator. A range of wall and base units. Single sink and drainer with mixer taps. Work surfaces. Tiling to splash back areas. Built in electric oven and hob with extractor hood. Space for American style fridge/freezer. Plumbing for washing machine. Built in dishwasher. Double glazed door to side elevation.

## LOUNGE 3.45m x 4.19m (11'3" x 13'8")

Double glazed window to conservatory. Radiator. Living flame gas fire. Coving. TV point. Open to:

## DINING AREA 2.69m x (8'9" x )

Radiator. Coving. Telephone point. French doors to:

## CONSERVATORY 2.44m x 7.00m (8' x 22'11")

Of brick and uPVC construction with double glazed windows to rear and side elevations. Radiator. Double glazed door to garden. Door to garage.

## FIRST FLOOR LANDING

Double glazed window to front elevation. Cupboard housing combination boiler. Access to loft space. Doors to:

#### **BEDROOM ONE 3.02m x 3.56m (9'10" x 11'8")**

Double glazed window to rear elevation. Radiator. Coving.

#### **BEDROOM TWO 3.38m x 3.51m (11'1" x 11'6")**

Double glazed window to rear elevation. Radiator. Coving.

#### **BEDROOM THREE 2.42m x 2.59m (7'11" x 8'5")**

Double glazed window to front elevation. Radiator. Built in wardrobe.

#### **BATHROOM**

Obscure double glazed window to side elevation. Radiator. Suite comprising tiled panel bath, wash hand basin in vanity unit and low level WC. Tiling to all walls. Tiled floor. Ceiling extractor.

#### **OUTSIDE**

#### **FRONT GARDEN**

Block paved frontage and driveway providing off road parking, leading to the side garage.

#### **GARAGE 5.18m x 2.67m (16'11" x 8'9")**

Up and over door. Power and light connected. Door to conservatory.

#### **REAR GARDEN**

Decked to the immediate rear of the conservatory with the remainder laid to lawn. Shrubs. Timber shed. Gated side access. Enclosed by timber fencing.

#### **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 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 – Central 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

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

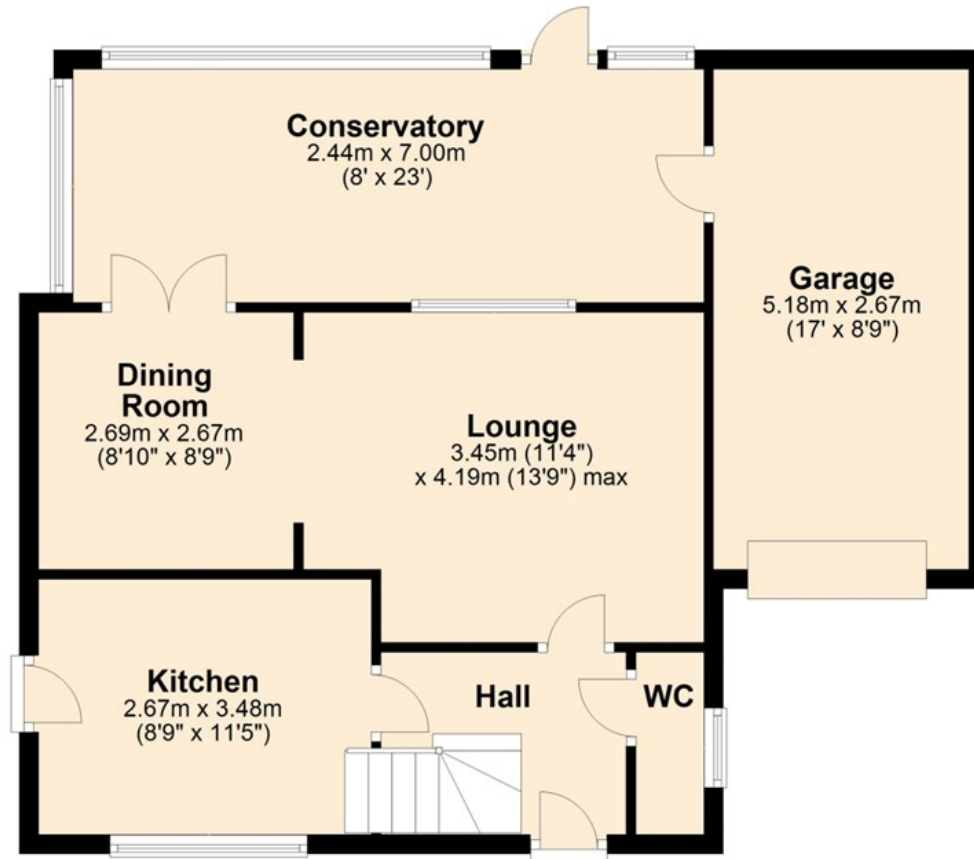
to this property.



# Floorplan

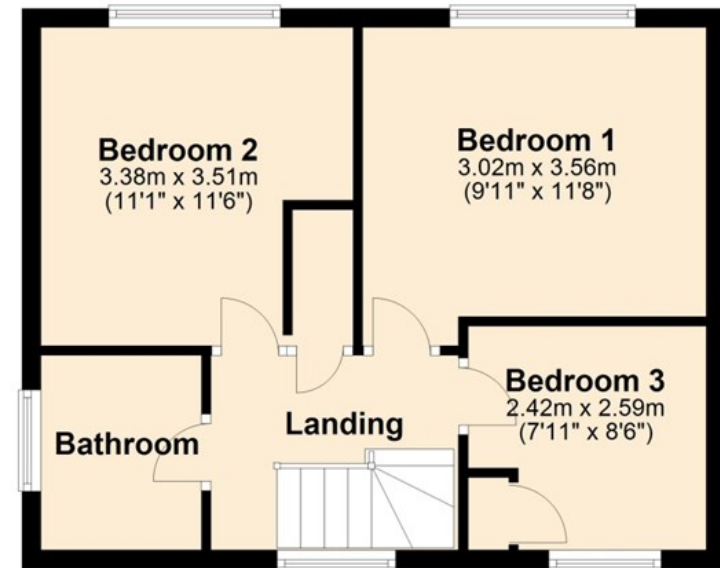
## Ground Floor

Approx. 70.4 sq. metres (758.3 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 109.7 sq. metres (1180.3 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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