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Lakeside Drive, Ecton Brook, NN3 5EL

£320,000 Detached

3 1 1



**Platinum Trusted
Service Award**

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over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

A beautifully presented detached three bedroom property in close proximity of good amenities, schools and road links.

Features & Utilities

- ✓ Beautifully Presented Detached Home
- ✓ Corner Plot
- ✓ Fitted Kitchen With Built In Appliances
- ✓ Three Bedrooms
- ✓ Driveway & Garage
- ✓ Viewing is Recommended

Property Overview

A beautifully presented detached three bedroom property in close proximity of good amenities, schools and road links. Accommodation comprises storm porch, entrance hall, cloakroom, lounge/diner, fitted kitchen, three bedrooms and bathroom. Outside there are gardens to front, side and rear. Driveway provides off road parking and leads to garage. EPC Rating: C. Council Tax Band: C.

ENTRANCE HALL

Double glazed obscure glass door to front and double glazed window to front elevation. Radiator. Tiled floor. Doors to cloakroom. Doorway to kitchen. Double doorway to lounge area. Doglegged staircase to first floor landing.

CLOAKROOM/WC

Double glazed obscure window to side elevation. WC. Wash hand basin. Tiled floor and walls. Coving.

KITCHEN 3.48m x 2.57m (11'5" x 8'5")

Double glazed window to front and double glazed part obscure glass door to garden. Fitted wall mounted and base units and stainless steel with mixer tap and drainer. Plumbing for washing machine, dishwasher and space for tumble dryer. Built in gas hob and electric oven. Space for fridge freezer. Tiled walls and floor. Coving. Understairs storage cupboard housing hot water and central heating boiler.

LOUNGE 4.27m x 3.41m (14' x 11'2")

Double glazed window to side elevation. Radiator. Living flame gas fire. Wood flooring. Archway to dining room.

DINING ROOM 2.79m x 2.74m (9'2" x 9')

Double glazed French doors to garden. Radiator. Hatch to kitchen. Wood flooring.

FIRST FLOOR LANDING

Double glazed window to front elevation. Loft access. Storage cupboard. Wood flooring.

BEDROOM ONE 3.51m x 3.00m (11'6" x 9'10")

Double glazed window to side elevation. Radiator. Wood flooring.

BEDROOM TWO 2.70m x 3.35m (8'10" x 11')

Double glazed window to side elevation. Radiator. Built in wardrobe. Wood flooring.

BEDROOM THREE 2.40m x 2.57m (7'10" x 8'5")

Double glazed window to front elevation. Radiator. Wood flooring.

BATHROOM

Double glazed obscure glazed window to side elevation. Bath with mixer taps and electric shower over. Wash hand basin. WC. Heated towel rail. Tiled walls and floor.

OUTSIDE

FRONT & SIDE GARDEN

Open plan. Laid to lawn. Some mature shrubs and tree. Outside electrics. Paved path.

GARAGE

Up and over door. Power and lighting. Courtesy door to garden. Eaves storage.

REAR GARDEN

Fully enclosed with fencing with side gate access. Paved patio area. Lawned garden with pebbled borders. Covered timber build seating area on a decked area.

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 – 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, Single 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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

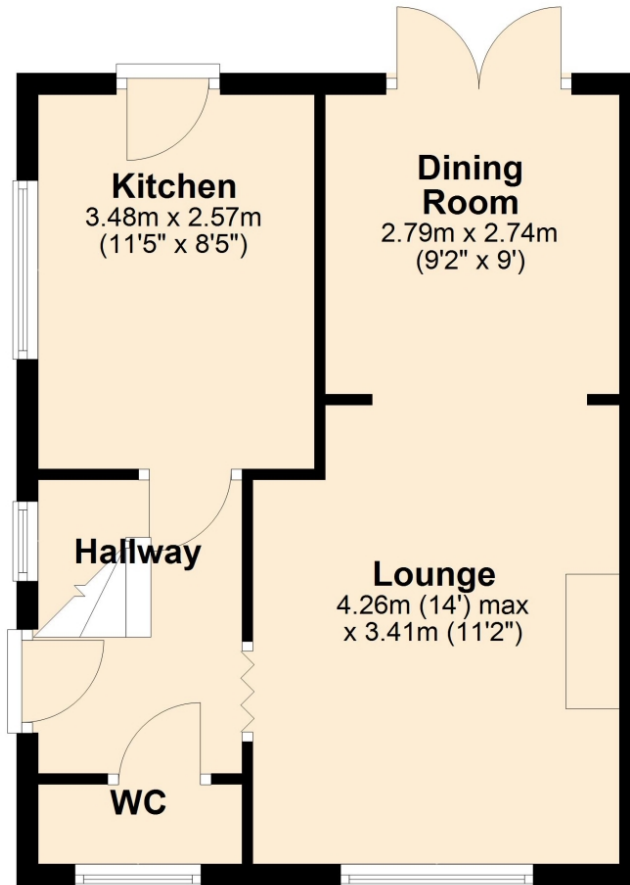
AGENTS NOTES

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

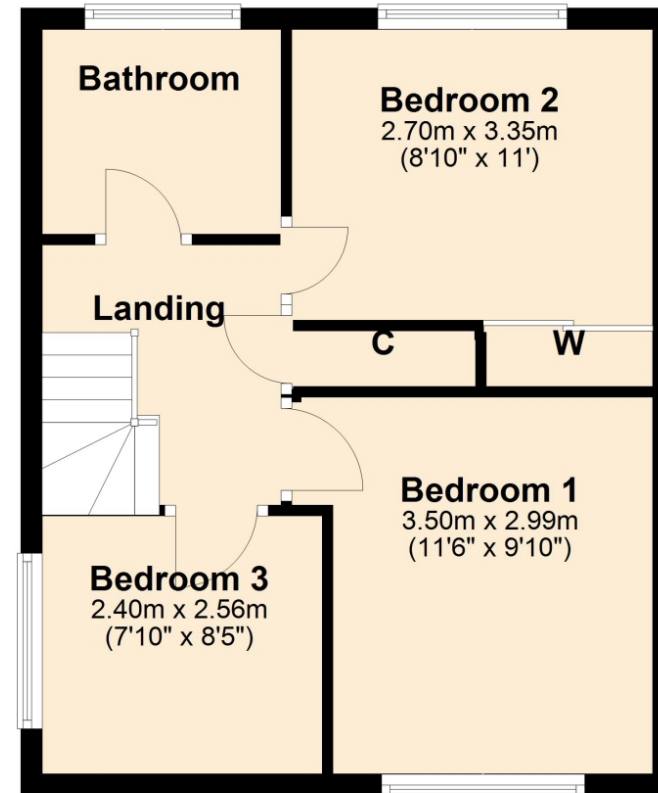
Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 77.9 sq. metres (838.8 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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