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Lamport Lane, Scholars Green, NN2 7DW

£280,000 End of Terrace

3 2 1



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Beautifully presented three-bedroom, end of terrace property situated within a desirable location.

Features & Utilities

- ✓ End of Terrace
- ✓ En-Suite to Master Bedroom
- ✓ Three Bedrooms
- ✓ Sought after Location
- ✓ Kitchen/Dining Room
- ✓ Generous Garden
- ✓ Downstairs WC
- ✓ Off Road Parking
- ✓ Recently Built
- ✓ Ample Storage

Property Overview

Jackson Grundy is delighted to bring to market this beautifully presented three-bedroom, end of terrace property situated within a desirable location. Just over four years since the property was built, it has been fantastically maintained throughout. The accommodation comprises entrance hall, WC, lounge, kitchen/dining and to the first floor there are two double bedrooms, one single bedroom, a bathroom, and an en-suite to the first bedroom. To the rear is a good-sized garden mainly artificial grass, with a patio & decking+ area, with side access, and to the front there is off road parking for two vehicles and an attractive frontage. The property benefits from integrated appliances within the kitchen, and high specifications throughout the property. EPC Rating: B. Council Tax Band: C.

ENTRANCE

Composite front door. Luxury Vinyl tiled flooring. Radiator. Doors leading to:

WC

uPVC double glazed window to front elevation. Radiator. Luxury Vinyl tiled flooring. Low level toilet. Pedestal wash basin.

LOUNGE 4.31m x 3.67m (14'2" x 12'0")

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

KITCHEN/DINING ROOM 2.66m x 4.62m (8'9" x 15'2")

uPVC double glazed window and French doors to rear elevation. Radiator. Luxury Vinyl flooring. Base and wall mounted units. Integrated fridge/freezer, dishwasher, oven, hob. One and a half sink with drainer. Stainless steel extractor hood. Decorative panelling.

FIRST FLOOR LANDING

Storage cupboard. Door to:

BEDROOM ONE 3.66m x 2.90m (12'0" x 9'6")

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

EN-SUITE 1.65m x 1.91m (5'5" x 6'3")

uPVC double glazed window to front elevation. Vinyl flooring. Tiled shower cubicle. Low level WC. Pedestal sink.

BEDROOM TWO 2.30m x 2.78m (7'7" x 9'1")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.30m x 1.78m (7'7" x 5'10")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 1.83m x 1.81m (6'0" x 5'11")

uPVC double glazed window to side elevation. Panel bath with shower over. Pedestal wash hand basin. Low level toilet. Heated towel rail.

OUTSIDE**FRONT**

Blocked paved driveway for two vehicles.

REAR

Patio area. Artificial grass. Decked sitting area. Side access.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent
EPC Rating – B
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
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

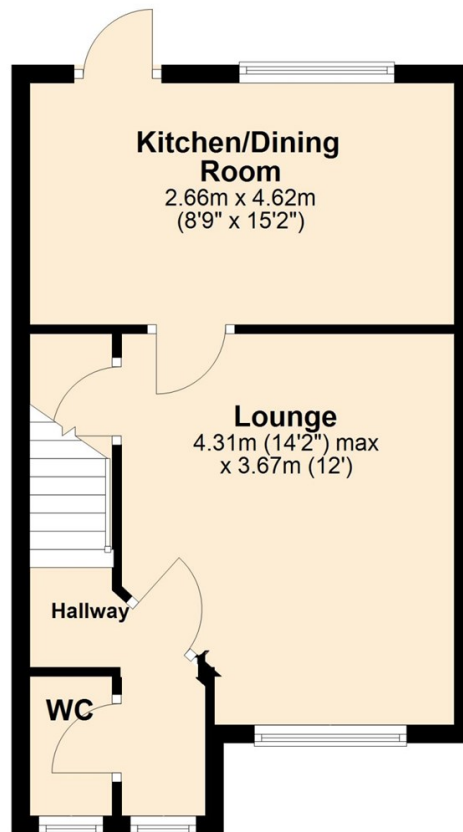
AGENTS NOTES

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

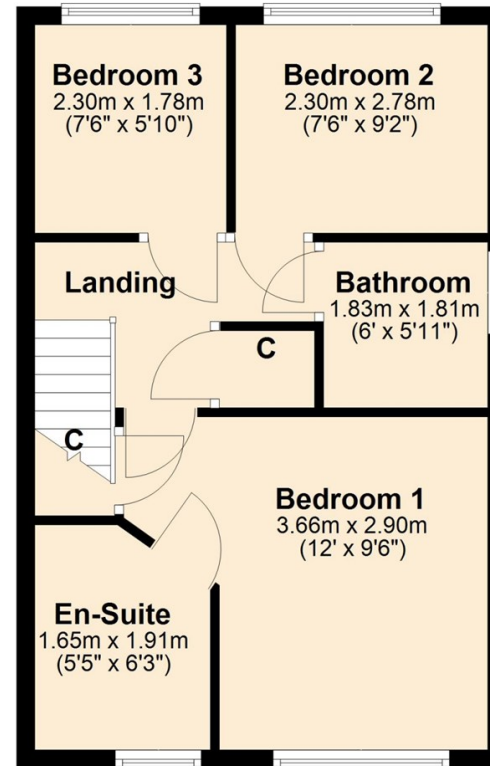
Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 74.8 sq. metres (805.6 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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