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Lancaster Way, Hunsbury Hill, NN4 8LD

£400,000 Detached

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Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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Property Summary

NO UPWARD CHAIN – An attractive four bedroom detached family house built by MSSRS ?David Wilson Homes? on this select development of detached homes of a similar caliber.

Features & Utilities

- ✓ Popular Development South of Town
- ✓ David Wilson Detached House
- ✓ Double Glazing & Gas Central Heating
- ✓ Four Bedrooms & Two Bathrooms
- ✓ Double Driveway
- ✓ No Chain

Property Overview

NO UPWARD CHAIN – An attractive four bedroom detached family house built by MSSRS 'David Wilson Homes' on this select development of detached homes of a similar caliber. The accommodation comprises entrance hall, lounge with bay window, separate dining room, kitchen/breakfast room, utility room with connecting door to cloakroom/WC and garden, first floor landing, master bedroom with re-fitted en-suite shower room, three further bedrooms and a re-fitted family bathroom. Outside is a generous front garden with side gate to rear garden and extra wide driveway to the integral garage. EPC Rating: D. Council Tax Band: E.

PORCH

Overhang open front porch with timber door to:

HALLWAY

Staircase rising to first floor landing with cupboard below. Radiator. Doors to:

LOUNGE 5.03m x 3.34m (16'6" x 10'12")

Double glazed bay window to front elevation. Radiator. Adams style fireplace. Multi paned door to:

DINING ROOM 3.08m x 2.75m (10'1" x 9'0")

Patio doors to rear garden. Radiator. Door to:

KITCHEN 3.05m x 3.23m (10'0" x 10'7")

Double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Single drainer stainless steel sink unit with mixer tap over. Built in gas hob, electric hob and extractor hood. Space for breakfast table.

UTILITY ROOM 2.04m x 1.66m (6'8" x 5'5")

Obscure door to garden. Broom cupboard. Work surfaces and space for two appliances below. Wall mounted gas fired boiler. Plumbing for washing machine.

WC

Obscure window to side elevation. Radiator. Suite comprising low level WC and wash hand basin.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 4.24m x 4.21m (13'11" x 13'10")

Double glazed window to front elevation with radiator under. Over stairs wardrobe.

EN-SUITE

Double glazed obscure window to side elevation. Radiator. refitted white suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Tiling to dado height.

BEDROOM TWO 3.31m x 3.08m (10'10" x 10'1")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.57m x 2.55m (11'9" x 8'4")

Double glazed window to front elevation. Radiator. Over stairs recess.

BEDROOM FOUR 3.05m x 2.43m (10'0" x 7'12")

Double glazed window to rear elevation. Radiator. L shaped.

BATHROOM 2.00m x 2.01m (6'7" x 6'7")

Double glazed obscure window to rear elevation. Chrome ladder radiator. Refitted white suite comprising paneled bath with mixer tap and shower attachment, wash hand basin in vanity unit and low level WC. Tiled walls.

OUTSIDE

FRONT GARDEN

Laid to lawn and shrubs. Double width driveway providing off road parking. Side gate to garden.

GARAGE

Integrated garage with up and over door.

REAR GARDEN

Paved and lawned beyond. Enclosed by wooden paneled fencing. Side gate to front garden. The garden enjoys a southerly aspect.

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 – D

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, Gas Heating

Parking – 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

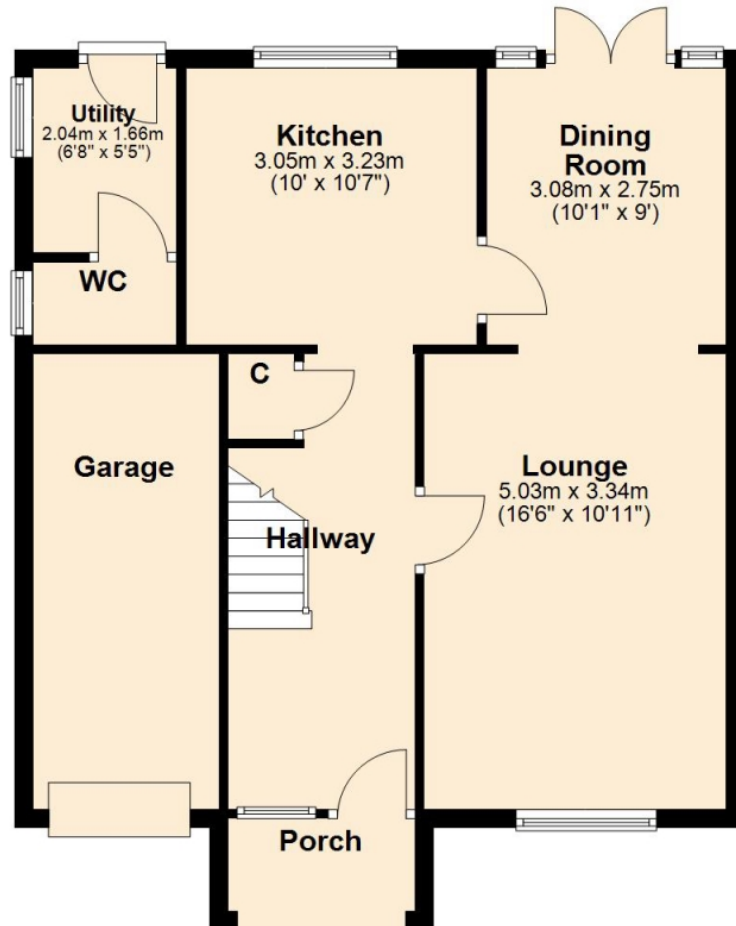
Rights and Easements – Ask Agent

AGENTS NOTES

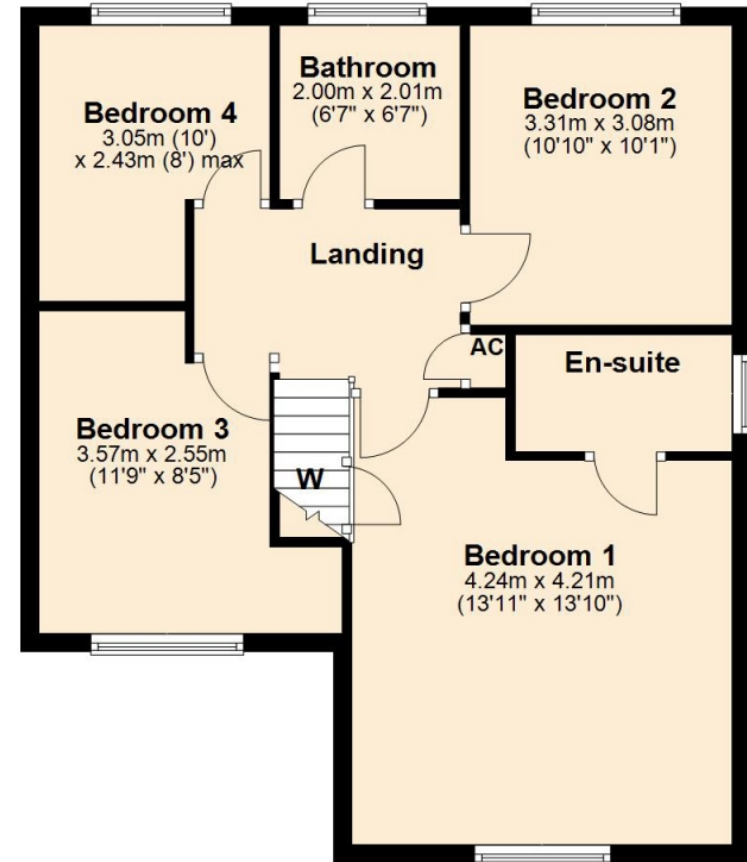
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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



First Floor



Total area: approx. 126.4 sq. metres (1360.5 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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