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Landsdown Drive, Westone, NN3 3ED

£255,000 Semi-Detached

2 1 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

An extended semi detached dormer bungalow, situated within the popular Westone area of Northampton.

Features & Utilities

- ✓ An Extended Semi Detached
- ✓ Lounge/Dining Room
- ✓ Family Room & Conservatory
- ✓ Two Bedrooms & Study
- ✓ Driveway
- ✓ Viewing is Recommended
- ✓ Dormer Bungalow
- ✓ Garage

Property Overview

An extended semi detached dormer bungalow, situated within the popular Westone area of Northampton. The accommodation comprises entrance porch, entrance hall, lounge/diner, conservatory, kitchen, family room, study area, bathroom and to the first floor two double bedrooms. Outside there are gardens to front and rear, driveway providing off road parking for several vehicles and a garage. EPC Rating: TBC. Council Tax Band: C

PORCH

Double glazed part obscure entrance door. Light. uPVC door to:

HALL

Storage cupboard. Radiator. Doors to:

STUDY 2.29m x 2.90m (7'6" x 9'6")

Double glazed window to front elevation. Radiator. Staircase rising to first floor landing.

LOUNGE/DINING ROOM 8.12m x 3.15m (26'8" x 10'4")

Double glazed window to front elevation. Three radiators. Coving. Gas feature fireplace. Double glazed sliding doors to:

CONSERVATORY 2.80m x 2.77m (9'2" x 9'1")

Double glazed windows to side elevation. Double glazed sliding doors to garden.

KITCHEN 3.87m x 2.90m (12'8" x 9'6")

Double glazed window and door to side elevation. Wall and base units with work surfaces over. Sink and drainer with mixer tap. Gas cooker point. Plumbing for washing machine. Doorway to:

FAMILY ROOM 3.87m x 2.90m (12'8" x 9'6")

Double glazed sliding doors to rear garden. Radiator. Base units with work surface over. Space for tumble dryer.

BATHROOM

Obscure uPVC double glazed window to side elevation. Radiator. Suite comprising low level WC, wash hand basin and panelled bath with electric shower

over. Fully tiled.

FIRST FLOOR LANDING

Double glazed window to side elevation. Storage cupboard. Doors to:

BEDROOM ONE 2.30m x 4.34m (7'7" x 14'3")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 2.37m x 3.88m (7'9" x 12'9")

Double glazed window to rear elevation. Radiator.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking, side lawn and mature shrubs.

GARAGE

Double doors.

REAR GARDEN

Patio area leading to lawn area. Mature hedging and shrubs. Timber shed. Side gate to the front.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi 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 – Gas Central Heating
Parking – 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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

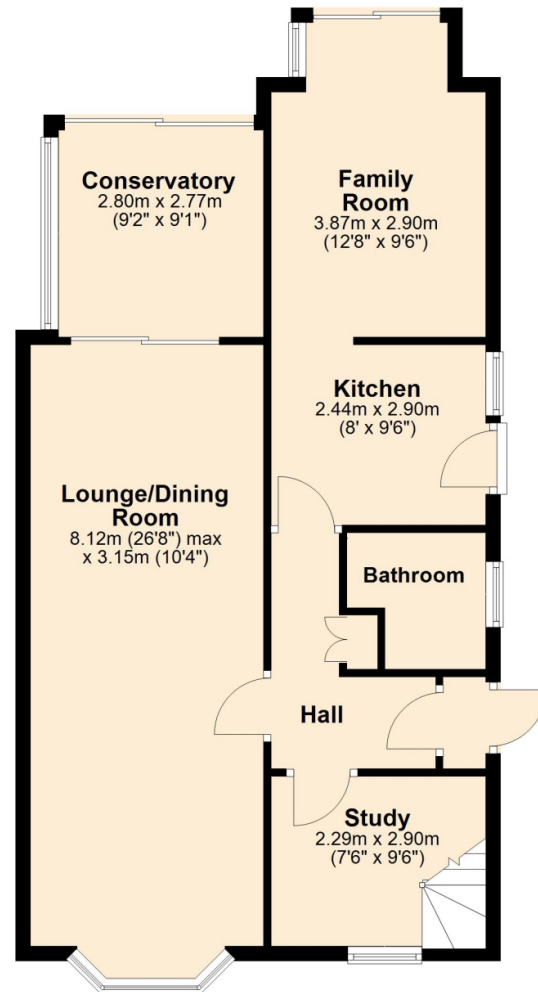
AGENTS NOTES

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

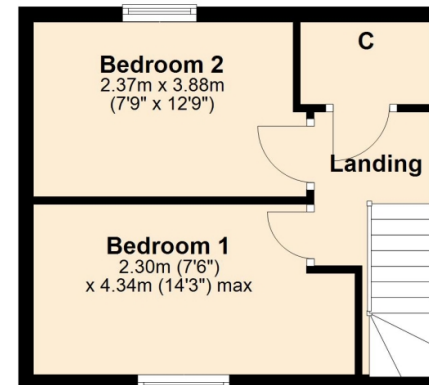
Ground Floor

Approx. 70.2 sq. metres (755.4 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



Total area: approx. 95.9 sq. metres (1031.9 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

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