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# Lea Road, Abington, Northampton, NN1 4PE

£215,000 Terraced

2 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

A beautifully presented Victorian terrace home full of character and period features, situated in the highly desirable Abington area.

## Features & Utilities

- ✓ Immaculate Condition
- ✓ Refitted Kitchen
- ✓ Refitted Four Piece Bathroom Suite
- ✓ Gas Central Heating
- ✓ uPVC Double Glazing
- ✓ New Front Door
- ✓ Character Features
- ✓ Landscaped Rear Garden
- ✓ Close to Plenty of Amenities
- ✓ No Chain

# Property Overview

A beautifully presented Victorian terrace home full of character and period features, situated in the highly desirable Abington area. Just a short stroll from Abington Park, Northampton General Hospital, and an array of local amenities, this property offers a perfect blend of classic charm and modern convenience. Upon entering, you are welcomed by an inviting entrance hall, leading to a bright and spacious lounge with elegant period details. The adjoining dining room provides a fantastic space for entertaining, while the refitted kitchen boasts modern fittings and a stylish finish. Upstairs, the first floor offers two generous double bedrooms and a refitted four-piece bathroom, combining contemporary touches with timeless appeal. The landscaped rear garden is a standout feature, offering a well-designed outdoor space perfect for relaxation and entertaining. This stunning home is in fantastic condition and benefits from having no onward chain. A Viewing is highly recommended to fully appreciate all it has to offer. EPC Rating: D. Council Tax Band: B.

## ENTRANCE

Composite door to entrance. Radiator. Stairs to first floor.

## LOUNGE/DINING ROOM 6.66m x 3.29m (21'10 x 10'10)

### LOUNGE

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Exposed floorboards.

### DINING ROOM

uPVC double glazed window to rear elevation. Radiator. Exposed floorboards.

## KITCHEN 3.59m x 2.41m (11'9 x 7'11)

uPVC double glazed window to side elevation. uPVC double glazed door to side elevation. A range of wall mounted and base units with work surface over. One and a half bowl sink and drainer with mixer tap over. Built in oven, hob and extractor. Stylish tiled splashback and space for washing machine and fridge freezer.

## CELLAR

Storage. Power and light connected.

## LANDING

Access to loft hatch.

## BEDROOM ONE 3.59m x 4.30m (11'9 x 14'1)

Two uPVC double glazed window to rear elevation. Radiator. Exposed floorboards. Nicely decorated.

## BEDROOM TWO 3.61m x 2.65m (11'10 x 8'8)

uPVC double glazed window to rear elevation. Radiator. Nicely decorated. Picture rails.

## BATHROOM 3.51m x 2.44m (11'6 x 8')

uPVC double glazed window to rear elevation. A four piece bathroom suite comprising roll top bath, double shower, low level WC and wash hand basin. Tiled splashback. Exposed floorboards. Storage cupboard. In lovely decorative order.

## OUTSIDE

### REAR GARDEN

A well designed and landscaped rear garden which includes a block paved patio includes area stone boards, laid to lawn and raised beds. Enclosed by timber framed fences and outbuilding.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No  
EV Car Charge Point – No  
Primary Heating Type – Gas  
Parking – No  
Accessibility – Ask Agent  
Right of Way – Ask Agent  
Restrictions – Ask Agent  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Rendered  
Outstanding Building Work/Approvals – No

### DRAFT DETAILS

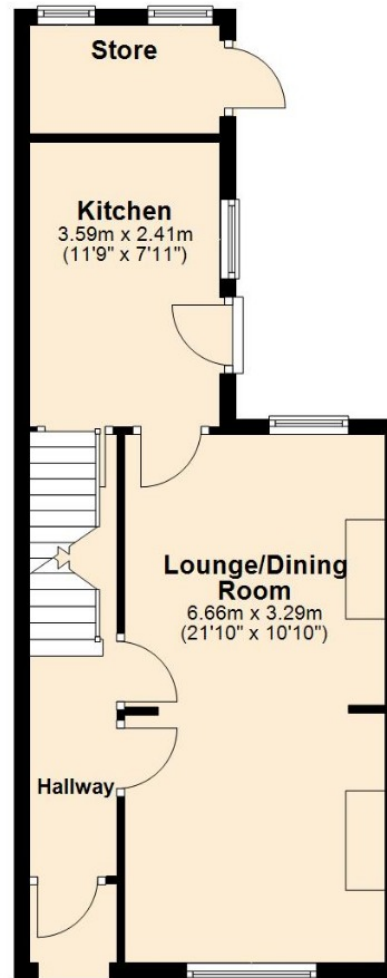
At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

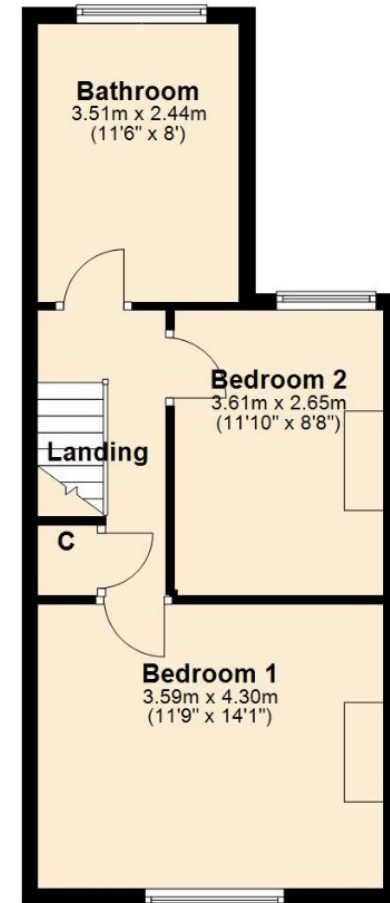
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

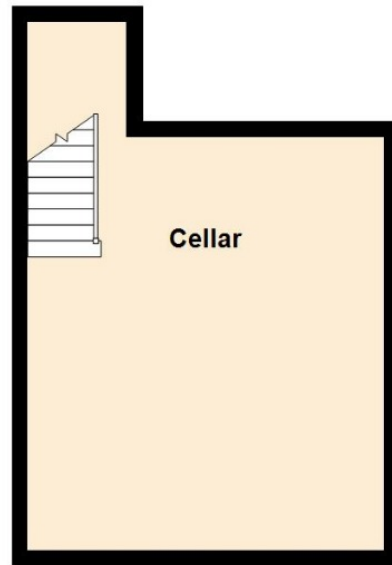
Ground Floor



First Floor



Basement



Total area: approx. 108.7 sq. metres (1170.5 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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