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Lichfield Close, Kislingbury, Northamptonshire, NN7 4EQ

£825,000 Detached

5 3 3



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - The Village Agency
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900
Email Us thevillageagency@jacksongrundy.co.uk





Property Summary

A well presented family home built in a modern farmhouse style with five double bedrooms in the popular village of Kislingbury.

Features & Utilities

- ✓ Modern Farm House Style
- ✓ Five Double Bedrooms
- ✓ Northamptonshire Stone Clad
- ✓ Kitchen / Dining Room With Aga
- ✓ Three Reception Rooms
- ✓ Single Garage, Bike Store & Gym
- ✓ Two Private Gardens
- ✓ Off Road Parking
- ✓ Popular Village Location
- ✓ Champion School Catchment

Property Overview

On a quiet yet centrally located cul-de-sac within the ever popular village of Kislingbury you'll find Little Hill House, a modern yet traditional family home built in a farm house style with Northamptonshire stone.

The versatile living space boasts a sitting room with log burner, separate dining room, garden room and a large large / dining room. The kitchen embraces the farm house style with its Aga but also has a double oven. Behind the kitchen is the utility room which can be accessed via a covered storm porch.

The first floor offers bedroom one with en-suite, two additional double bedrooms and the family bathroom. On the second floor are two further double bedrooms and a shower room.

Outside you have three enclosed areas, a small lawned area to the front, a paved patio area leading off the kitchen and a private lawned garden with patio to the rear. There is also off road parking, a single garage, gym and bike store.

EPC Rating C. Council Tax Band G.

DRAFT DETAILS

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

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 – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Garage

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

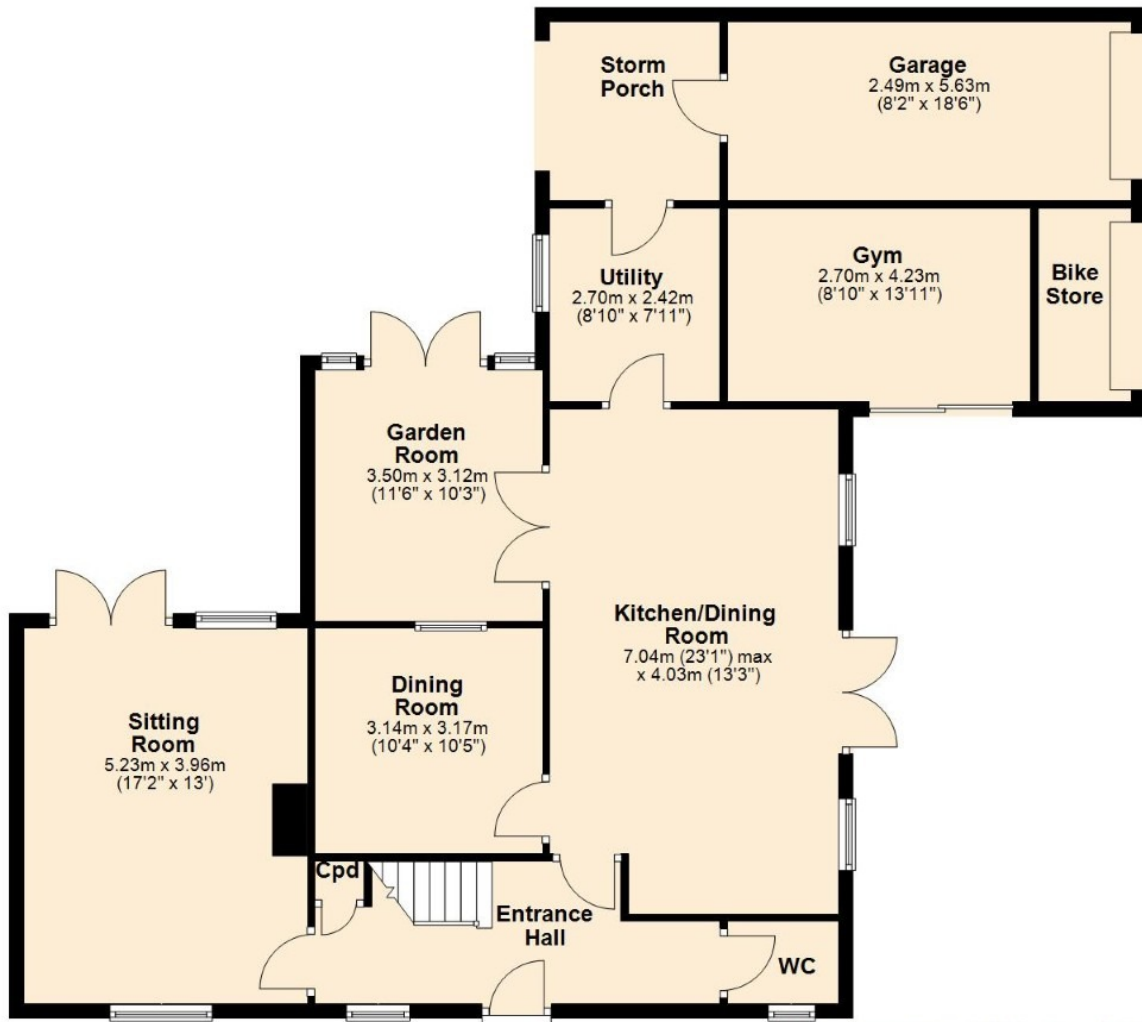
Outstanding Building Work/Approvals – Ask Agent

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.

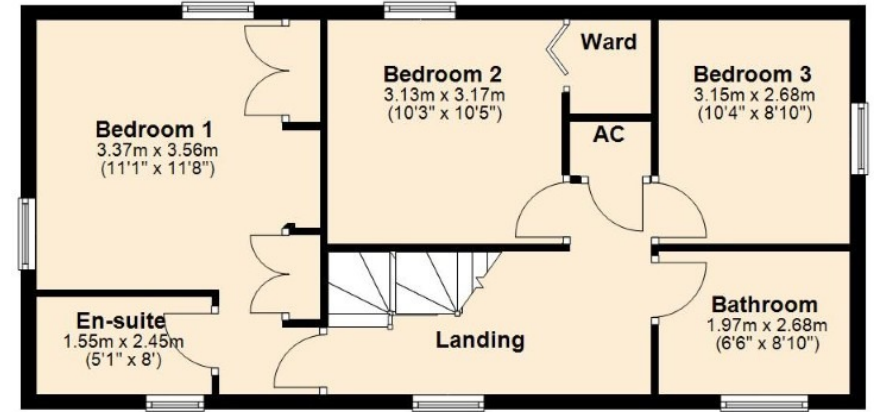
Floorplan

Ground Floor

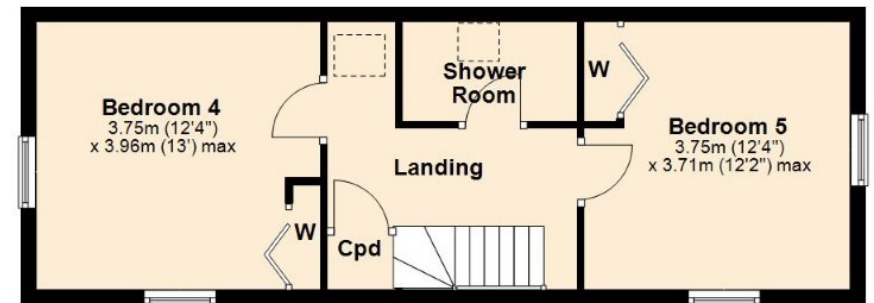


Total area: approx. 227.3 sq. metres (2446.1 sq. feet)

First Floor



Second Floor





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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152