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# Lindsay Avenue, Abington, Northampton, NN3 2LP

£290,000 Semi-Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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## Property Summary

Situated in the highly desirable area of Abington, just a short distance from Abington Park, this well-presented three-bedroom semi-detached home offers generous living space, a fantastic wrap-around garden, and excellent amenities nearby.

## Features & Utilities

- ✓ Three Bedroom Semi Detached
- ✓ Good Size Rear Garden
- ✓ uPVC Double Glazed Windows
- ✓ Detached Garage
- ✓ Off Road Parking
- ✓ Great Location
- ✓ Downstairs WC
- ✓ Two Reception Rooms
- ✓ Close To Local Amenities
- ✓ No Chain

## Property Overview

Situated in the highly desirable area of Abington, just a short distance from Abington Park, this well-presented three-bedroom semi-detached home offers generous living space, a fantastic wrap-around garden, and excellent amenities nearby. The property boasts three double bedrooms, a refitted shower room, on the first floor. The ground floor features a spacious lounge, a separate dining room, a WC, storage cupboard which houses the modern combination boiler and a well equipped kitchen. Externally, this home benefits from a large rear garden, a side garden, and a front garden, offering ample outdoor space. A garage to the rear provides additional storage or parking, along with off-road parking for added convenience. Offered with no onward chain, this is a fantastic opportunity for families or investors looking for a home in a prime location. Early viewing is recommended! EPC Rating: TBC. Council Tax Band: A

### PORCH

uPVC double glazed entrance door. Wooden door to:

### HALL

Large storage cupboard housing Worcester combination boiler. Radiator. Staircase rising to first floor landing. Under stairs storage area. Doors to:

### WC

Obscure uPVC double glazed window to side elevation. Low level WC.

### LOUNGE 3.37m x 3.30m (11'1" x 10'10")

uPVC double glazed bay window to front elevation. Radiator. Picture rails.

### DINING ROOM 3.27m x 3.30m (10'9" x 10'10")

uPVC double glazed window to rear elevation. Radiator. Gas fireplace. Picture rail.

### KITCHEN 2.64m x 2.74m (8'8" x 9'0")

uPVC double glazed windows to rear and side elevations. uPVC double glazed door to side elevation. Wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Space for fridge/freezer, washing machine, tumble dryer and oven.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation.

## BEDROOM ONE 3.61m x 3.30m (11'10 x 10'10)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

## BEDROOM TWO 3.25m x 3.30m (10'8 x 10'10)

uPVC double glazed window to rear elevation. Radiator. Storage cupboard. Picture rails.

## BEDROOM THREE 2.60m x 2.70m (8'6 x 8'10)

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

## SHOWER ROOM

Obscure uPVC double glazed window to front elevation. Suite comprising double walk in shower, vanity unit with inset sink and storage cupboard below and low level WC. Modernised throughout. Access to loft space.

## OUTSIDE

### FRONT GARDEN

A good size block paved garden with shrubs, plants and bushes. Enclosed by timber framed fence and gate to enter.

### REAR GARAGE

Up and over door with felted roof and off road parking in front.

### REAR GARDEN

A larger than average garden with plenty of scope including a wrap around garden. To the side there is a block paved area and laid to lawn garden with side access. The rear is largely laid to lawn with concrete path, greenhouse and shed. Shrubs and bushes. Enclosed by timber fence. Rear access to garage.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Ask Agent

Primary Heating Type – Gas

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **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

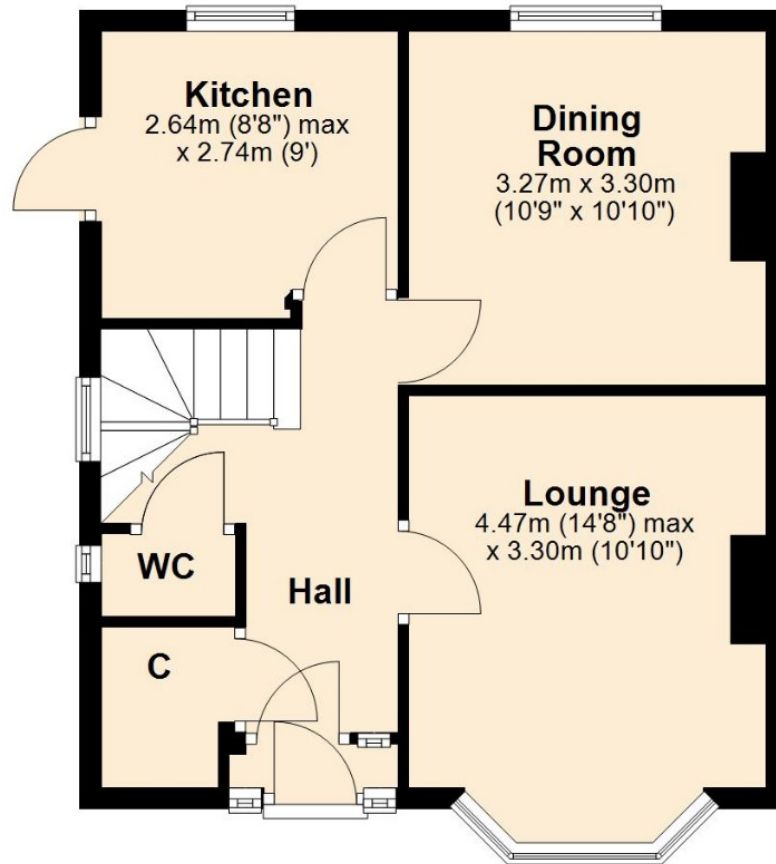
Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

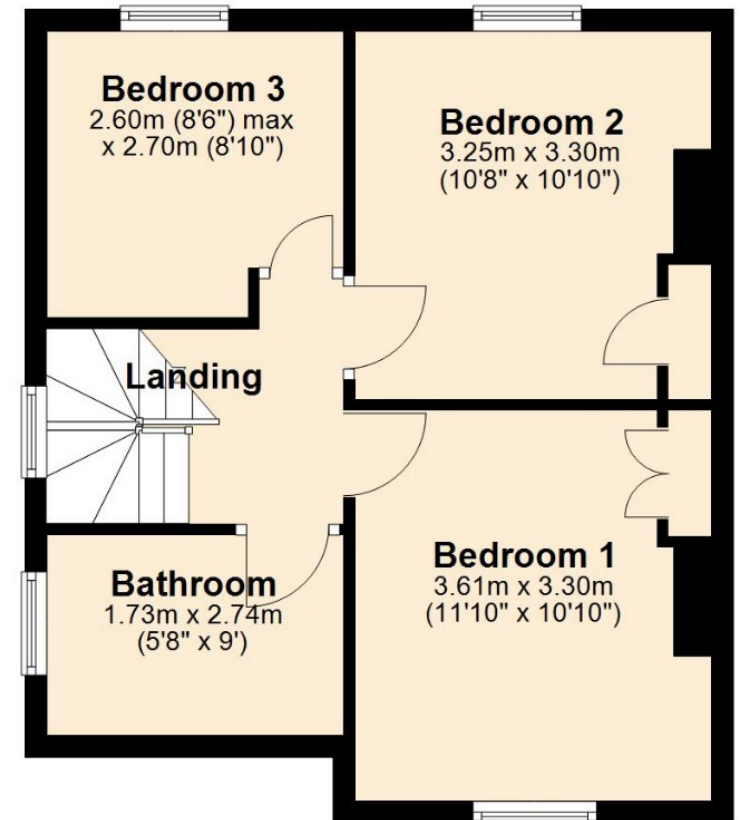
Garage



Ground Floor



First Floor



Total area: approx. 85.0 sq. metres (915.2 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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