



www.jacksongrundy.com

Loddington Way, Mawsley, Kettering, NN14 1GE

£375,000 Town House

3 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk





Property Summary

Jackson Grundy are pleased to offer for sale this beautifully presented family home. The property has been lovingly improved by the current owners and benefits a full refurbishment throughout.

Features & Utilities

- ✓ Three Bedroom Family Home
- ✓ No Onward Chain
- ✓ Immaculately Presented
- ✓ Beautifully Maintained Rear Garden
- ✓ Off Road Parking
- ✓ Single Garage

Property Overview

Jackson Grundy are pleased to offer for sale this beautifully presented family home. The property has been lovingly improved by the current owners and benefits a full refurbishment throughout. Set over three floors the accommodation comprises welcoming reception hall with a recently fitted contemporary wood burner, dining room/snug with bay window opening through to the kitchen/breakfast room with access to the utility and WC. On the first floor there is a generous lounge with bay window and feature fireplace, bedroom two and bathroom. Then, on the second floor sits the primary bedroom, en-suite, shower room and bedroom three. All bedrooms benefit from built in wardrobes and the ground floor boasts Amtico flooring throughout. Externally this well proportioned home enjoys the most glorious garden bursting with colour and variety. A drive and garage complete this property which also benefits from no onward chain.

ENTRANCE

Enter via composite door into:

HALLWAY

Stairs to first floor with storage cupboard below. Contemporary wood burner on a slate hearth with tiled back plate. Amtico flooring throughout the ground floor. Door to:

SNUG/DINING ROOM 3.71m max x 2.77m (12'2 x 9'1)

Bay window to front elevation. Radiator. Archway to:

KITCHEN/BREAKFAST ROOM 4.83m x 2.77m (15'10 x 9'1)

Double glazed patio doors with adjoining picture windows both sides. Radiator. Fully refitted kitchen area with Shaker style base and wall mounted units with work surface over. Stainless steel one and a half sink and drainer unit with mixer tap. Integrated double oven with five gas ring hob over with extractor hood. Space for American fridge freezer. Opening to dining area. Spotlights to ceiling. Door to:

UTILITY

Double glazed window to rear elevation. Base and wall units for storage. Work surface with inset stainless steel sink unit. Wall mounted boiler. Space and plumbing for washing and tumbler dryer. Door to:

WC

Suite comprising wall mounted wash hand basin and dual flush WC.

FIRST FLOOR LANDING

Dogleg stairs to second floor. Doors to lounge, bedroom two and bathroom.

LOUNGE 3.70m x 4.81m (12'2 x 15'2)

Double glazed bay window to front elevation. Two radiators. Amtico flooring. Feature fireplace with inset fire.

BEDROOM TWO 2.65m x 4.01m (8'8 x 13'2)

Two double glazed window to rear elevation. Radiator. Two built in wardrobes.

BATHROOM 2.09m x 1.69m (6'10 x 5'6)

Obscure double glazed window to side elevation. Three piece suite comprising of WC, wash hand basin and panelled bath with mixer taps and stainless steel shower head. Fully tiled walls.

SECOND FLOOR

BEDROOM THREE 2.70m x 4.01m (8'10 x 13'2)

Two double glazed window to rear elevation. Radiator. Two built in wardrobes.

BEDROOM ONE 3.20m x 4.02m (10'6 x 13'2)

Two double glazed window to front elevation. Radiator. Two built in wardrobes. Door to:

EN-SUITE

Three piece suite comprising of WC, wash hand basin in vanity unit and shower cubicle with stainless steel shower.

OUTSIDE

FRONT

A generous size driveway leading to off road parking for three vehicles and access to a single garage.

REAR

A beautifully established rear garden boasting a variety of shrubs, plants and trees with timber fencing, a porcelain slabbed patio area and a courtesy gate with access to the front.

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 – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

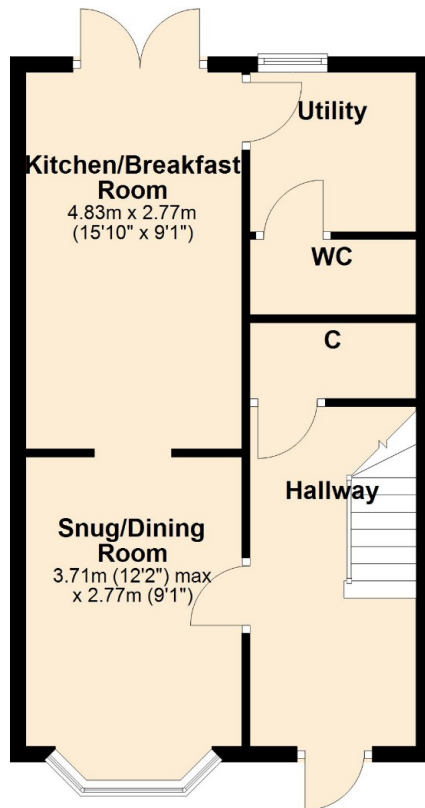
AGENTS NOTES

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

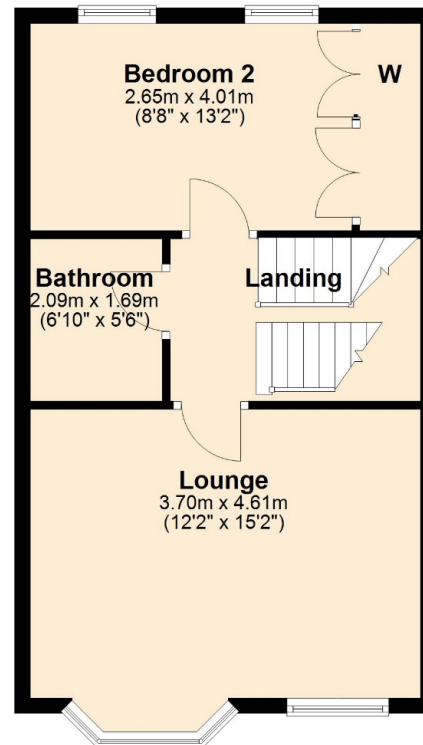
Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



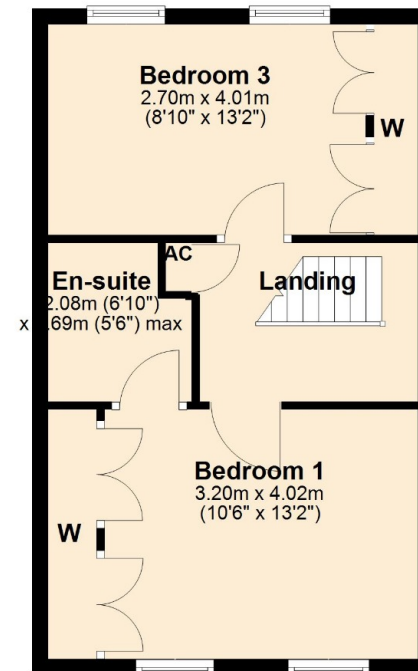
First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Second Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 125.5 sq. metres (1351.2 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.

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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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