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# London Road, Far Cotton, NN4 8AP

£315,000 - Offers Over Semi-Detached

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**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122

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## Property Summary

LARGER THAN AVERAGE SEMI-DETACHED HOME. Jackson Grundy is appointed as sole selling agents for the sale of this fine example of a 1920's bay fronted, semi-detached house, retaining many original features and situated in the popular NN4 district well served with amenities.

## Features & Utilities

- ✓ 1920's Bay Fronted House
- ✓ Three Bedrooms
- ✓ Many Character Features
- ✓ Gas Central Heating
- ✓ Long Rear Garden
- ✓ Off Road Parking
- ✓ Highly Recommended

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# Property Overview

LARGER THAN AVERAGE SEMI-DETACHED. Jackson Grundy is appointed as sole selling agents for the sale of this fine example of a 1920's bay fronted, semi-detached house, retaining many original features and situated in the popular NN4 district well served with amenities. From the moment you step in to this property you can feel the difference it offers over many other 1920's & 1930's properties in the district with its superior sized rooms. The accommodation comprises of storm porch to entrance hall, living room with bay window and original fireplace, kitchen, dining room also with original fireplace and French doors to a lovely conservatory addition. There is a first floor landing serving three bedrooms and a bathroom. Outside the property is set back from the roadside with a dropped kerb accessing off road parking and a side gate to a large, enclosed, rear garden extending to over 120' in length. HIGHLY RECOMMENDED. EPC Rating: TBC. Council Tax Band: C.

## ENTRANCE PORCH

Storm porch with uPVC double glazed double doors. Quarry tiled floor. Composite double glazed door to:

## HALL

Staircase rising to first floor landing with cupboard under. Radiator. Picture rail. Coat hooks.

## LOUNGE 5.90m x 4.24m (19'4" x 13'11")

Double glazed bay window to front elevation. Radiator. Chimney breast and 1920's tiled fireplace with timber surround. Wood laminate flooring. Picture rail. Deep skirting boards.

## DINING ROOM 4.32m x 3.33m (14'2" x 10'11")

Double glazed French doors to conservatory. Radiator. Chimney breast and 1920's tiled fireplace. Picture rails and plate rails.

## CONSERVATORY 2.30m x 3.54m (7'7" x 11'7")

A lovely addition in uPVC with pitched glass roof. French doors to garden. Wall mounted electric heater. Power points.

## KITCHEN 3.22m x 2.69m (10'7" x 8'10")

Two double glazed windows to rear elevation. Two double glazed windows and doors to side elevation. Wall and base units. Work surfaces. Single drainer sink unit with mixer tap. Extractor hood over Range space. Understairs recess. Radiator.

### FIRST FLOOR LANDING

Double glazed stained glass window to side elevation. Radiator.

### BEDROOM ONE 5.89m x 4.24m (19'4" x 13'11")

Double glazed bay window to front elevation. Radiator. Chimney breast and cast iron fireplace. Storage cupboard. Picture rails. Deep skirting boards.

### BEDROOM TWO 4.29m x 3.33m (14'1" x 10'11")

Double glazed window to rear elevation. Radiator. Chimney breast and cast iron fireplace. Cupboard to one alcove.

### BEDROOM THREE 3.20m x 2.69m (10'6" x 8'10")

Double glazed windows to side and rear elevation. Radiator. Access to loft space.

### BATHROOM 3.03m x 1.80m (9'11" x 5'11")

Obscure double glazed window to front elevation. Radiator. Suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Tiling to dado height. Laminate flooring.

### OUTSIDE

#### FRONT GARDEN

#### REAR GARDEN

Extending to over 120ft. Side access to front garden. Gravelled with shaped beds and borders. Variety of trees and shrubs to include Mulberry and Maple. Enclosed by wooden panelled fencing. Timber sheds.

### MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent



Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Ask Agent  
EPC Rating – D  
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 – Driveway  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

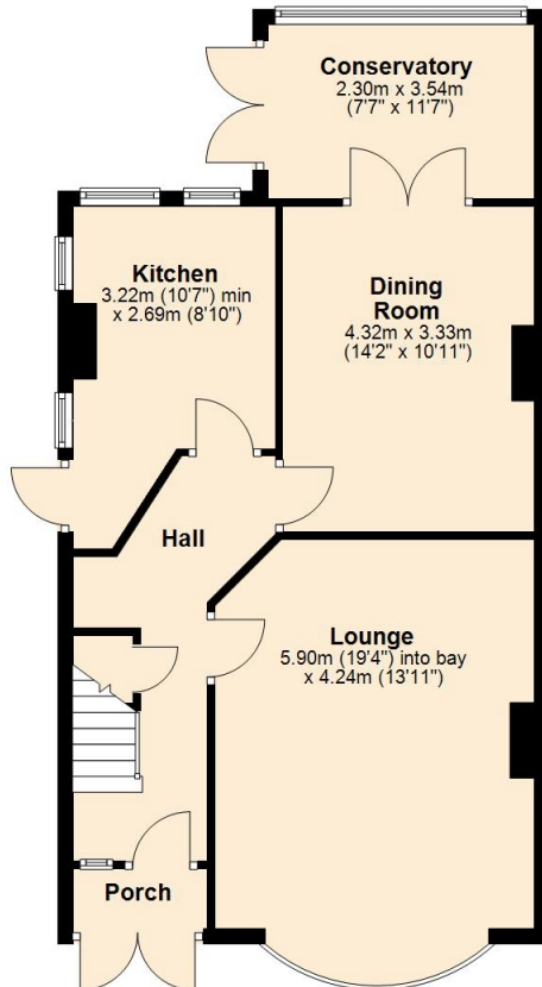
## AGENTS NOTES

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.

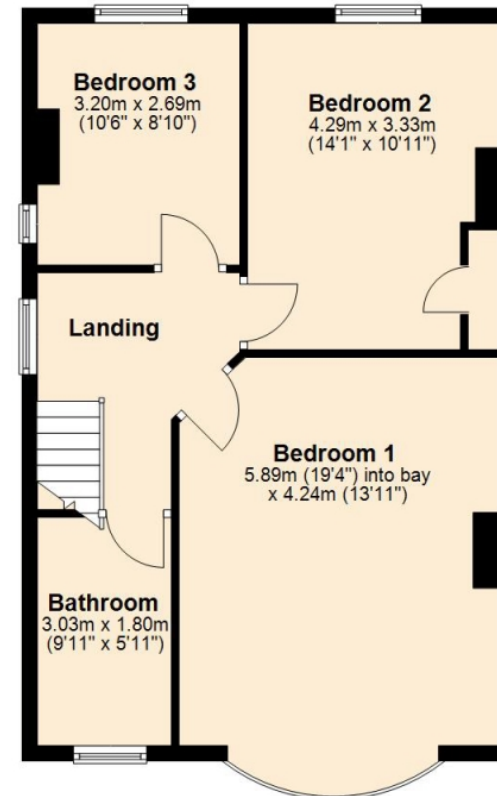


# Floorplan

Ground Floor



First Floor



Total area: approx. 126.6 sq. metres (1362.9 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.

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

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