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# London Road, Far Cotton, Northampton, NN4 8AP

£315,000 - Offers Over Semi-Detached

3 1 2



Department: Sales

Tenure: Freehold

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

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## Property Summary

LARGER THAN AVERAGE SEMI-DETACHED. JacksonGrundy 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 Radiator Heating
- ✓ Long Rear Garden
- ✓ Off Road Parking
- ✓ Highly Recommended



# Property Overview

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## 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**

Laid to gravel. Yucca plant. Block paved driveway.

#### **REAR GARDEN**

Extending to over 120'. 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**

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 – No

Primary Heating Type – Gas Radiators

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**

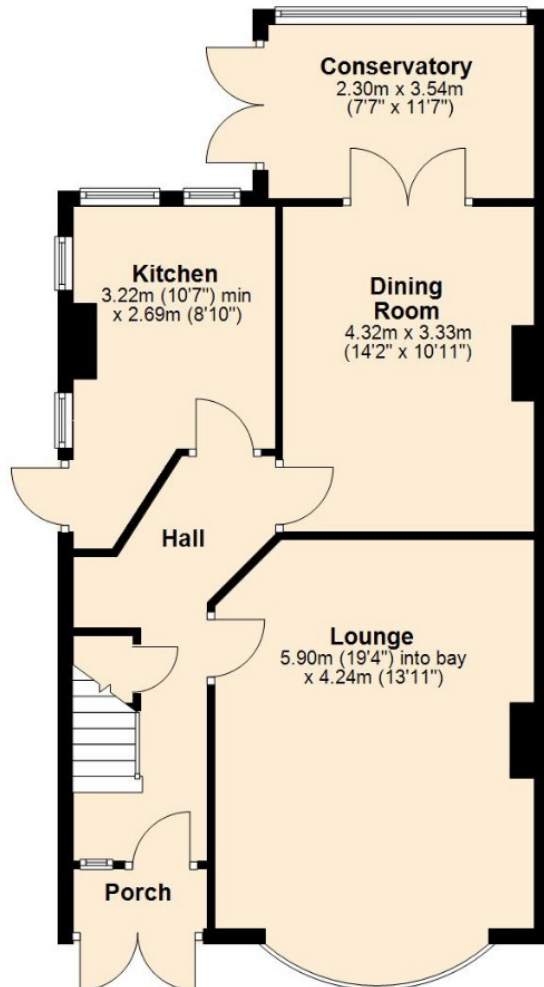
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### **AGENTS NOTES**

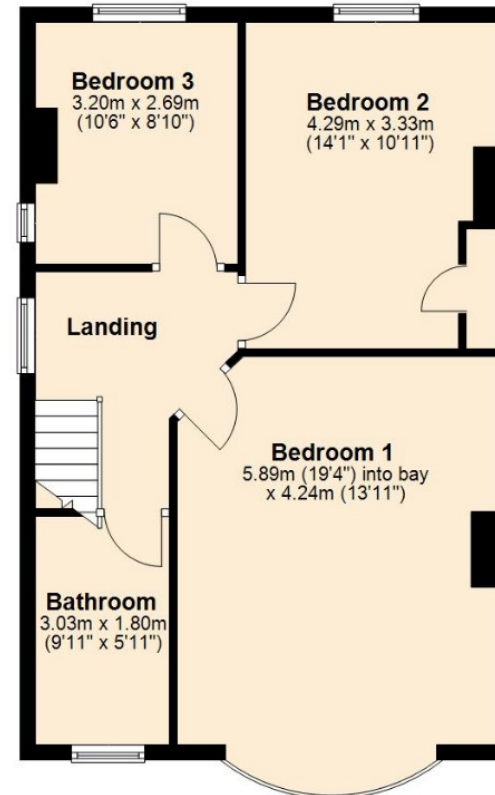
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# Floorplan

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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