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# Longland Road, The Headlands, NN3 2QE

£230,000 Semi-Detached

3 1 2



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Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

A great opportunity to acquire a three bedroom semi detached family home which has plenty of potential. The property is offered with no onward chain.

## Features & Utilities

- ✓ Three Bedroom Semi Detached
- ✓ Popular Area
- ✓ Within Walk Distance To Good Schools & Amenities
- ✓ Fantastic Opportunity
- ✓ Great Potential
- ✓ Modern Kitchen
- ✓ Gas Radiator Heating
- ✓ Ample Size Garden
- ✓ Off Road Parking
- ✓ No Chain

# Property Overview

A great opportunity to acquire a three bedroom semi detached family home which has plenty of potential. The property is offered with no onward chain and comprises entrance hall, bay fronted lounge, dining room, WC and modern kitchen with door leading to lean to. The first floor provides two double bedrooms, single bedroom and family bathroom. The outside areas include a fantastic size rear garden, side access and off road parking to the front of the property. EPC Rating: E. Council Tax Band: C

## HALL

Frosted glazed entrance door. Staircase rising to first floor landing. Radiator. Doors to:

## LOUNGE 4.12m x 3.63m (13'6" x 11'11")

Double glazed window to front elevation. Gas fireplace.

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

Double glazed window to rear elevation. Electric fireplace. Door to:

## WC

Double glazed window to rear elevation. Low level WC and wash hand basin. Extractor fan.

## KITCHEN 2.22m x 2.07m (7'3" x 6'10")

Double glazed window to rear elevation. Base and wall gloss units with work surfaces over. Integrated fridge/freezer, oven, microwave, four ring gas hob and extractor. Stainless steel sink and drainer. Space for washing machine.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 4.33m x 3.51m (14'2" x 11'6")

Double glazed bay window to front elevation. Open fireplace. Fitted storage cupboard.

### **BEDROOM TWO 3.34m x 3.51m (10'12" x 11'6")**

Double glazed window to rear elevation. Open fireplace.

### **BEDROOM THREE 2.41m x 1.98m (7'11" x 6'6")**

Double glazed window to front elevation.

### **BATHROOM**

Obscure glazed window to rear elevation. A three piece suite comprising shower cubicle, low level WC and porcelain wash hand basin. Extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

Concrete driveway. Mature shrubbery. Timber gate to lean to.

#### **REAR GARDEN**

Enclosed by timber fencing. Mainly laid to lawn. Mature trees and shrubbery. Greenhouse to rear of garden.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – E

Electricity Supply – Mains



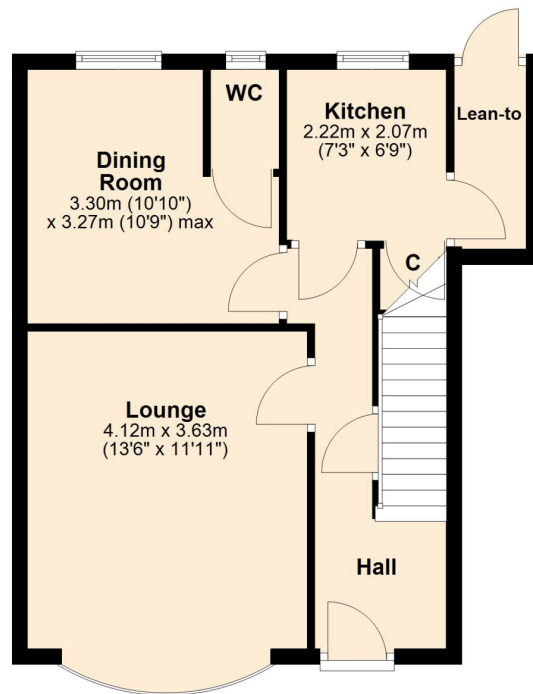
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Parking, Driveway  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

### AGENTS NOTES

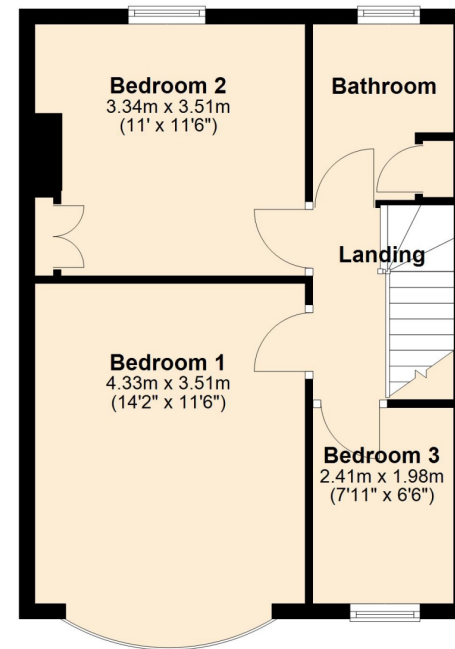
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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







# 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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