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# Lorraine Crescent, Spinney Hill, NN3 6HW

£220,000 Bungalow

2 1 1



**Platinum Trusted Service Award**

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to present this modernised two bedroom semi detached bungalow.

## Features & Utilities

- ✓ Semi-Detached Bungalow
- ✓ Sought After Location
- ✓ Driveway Parking
- ✓ Close to Local Amenities
- ✓ Renovated Throughout
- ✓ Two Bedrooms
- ✓ Backs onto School Fields
- ✓ uPVC double glazing



# Property Overview

Jackson Grundy are delighted to present this modernised two bedroom semi detached bungalow located in the popular Lorraine Crescent, Spinney Hill. This quiet residential road is convenient for those wanting easy access to nearby shops and schooling. The location also offers fantastic transport links with frequent buses travelling to the Town Centre and further afield. In short the accommodation comprises entrance hall, lounge, modern shower-room, modern fitted kitchen, large lean to and two well-proportioned bedrooms. The rear garden is of a great size and backs onto Thomas Becket Secondary School. Further benefits include a block paved driveway and an updated gas boiler. Please call 01604 231111 to arrange a viewing. EPC Rating: C. Council Tax Band: B.

## ENTRANCE HALL

Enter via composite door. Radiator. Spotlights to ceiling. Access to loft space. RCD consumer. Doors to:

## LOUNGE 5.29m x 3.05m (17'4" x 10'0")

uPVC double glazed window to front elevation. Radiator. Spotlights to ceiling. Log burner.

## BEDROOM ONE 4.33m x 3.05m (14'2" x 10'0")

uPVC double glazed window to rear elevation. Radiator. Spotlights to ceiling.

## BEDROOM TWO 2.44m x 2.84m (8'0" x 9'4")

uPVC double glazed window to front elevation. Radiator. Spotlights to ceiling.

## BATHROOM 2.27m x 1.43m (7'5" x 4'8")

uPVC double glazed opaque window to side elevation. Heated towel rail. Three piece suite comprising shower cubicle, hand wash basin and low level WC. Extractor fan.

## KITCHEN 2.23m x 2.35m (7'4" x 7'9")

uPVC double glazed window to rear elevation. Spotlights to ceiling. Wall mounted and base level gloss kitchen units with stone effect work surface. Integrated oven. Four ring gas hob and extractor. Stainless steel sink and drainer. Glow Worm gas boiler. Door to:

### **LEAN TO/UTILITY 6.12m x 1.01m (20'1" x 3'4")**

uPVC glazed door to front and side elevation. uPVC double glazed windows to side and rear elevation. Base level units with work surface over.. Space underneath for white goods.

### **OUTSIDE**

#### **FRONT**

Block paved driveway for two vehicles. Outside lighting.

#### **REAR**

Enclosed by timber fencing to side and rear. Block paved patio area. Hardstanding for sheds. Mainly laid to lawn. Graveled borders. Outside tap. Outside lighting.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

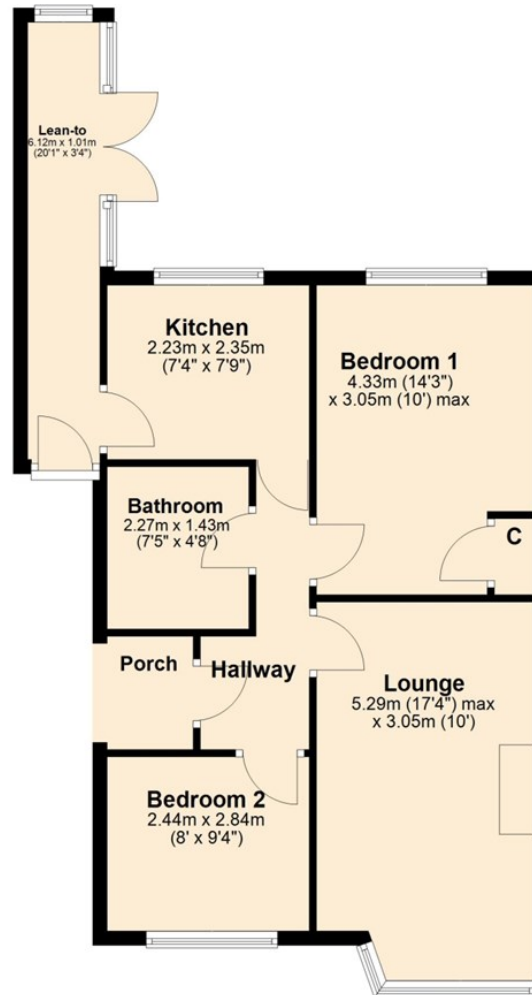
### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

## Ground Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



Total area: approx. 60.8 sq. metres (654.7 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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