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# Ludlow Close, Southfields, NN3 5LJ

£240,000 Semi-Detached

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A semi detached three bedroom property situated within a popular cul-de-sac within the Southfields area of Northampton.

## Features & Utilities

- ✓ Semi Detached Property
- ✓ Cul-De-Sac Location
- ✓ Three Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Conservatory
- ✓ Summerhouse With Power, Light & Water Connected



# Property Overview

A semi detached three bedroom property situated within a popular cul-de-sac within the Southfields area of Northampton. The accommodation comprises storm porch, lounge, kitchen/diner, conservatory, three bedrooms and bathroom. Outside there are gardens to the front and rear, driveway providing off road parking for several vehicles and a timber summerhouse with power, light and water connected. EPC Rating: TBC. Council Tax Band: B

## STORM PORCH

Door to: –

## LOUNGE 4.01m x 3.76m (13'2" x 12'4")

Double glazed window to front elevation. Radiator. Door to stairs. Fire surround with tiled inset and hearth. Beamed ceiling. Door to:

## KITCHEN/DINING ROOM 3.17m x 4.70m (10'5" x 15'5")

Double glazed composite door to side elevation. Single glazed window into conservatory. Door to conservatory. Fitted with a range of wall and base units. Belfast sink with mixer tap. Work surfaces. Gas hob, electric oven. Radiator. Space for fridge. Tiled floor. Understairs storage cupboard.

## CONSERVATORY 4.04m x 2.31m (13'3" x 7'7")

Double glazed windows to side and rear elevations. Double glazed French doors to side elevation. Radiator

## FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space via ladder.

## BEDROOM ONE 4.47m x 2.54m (14'8" x 8'4")

Double glazed window to elevation. Radiator. A range of fitted furniture.

## BEDROOM TWO 2.79m x 2.67m (9'2" x 8'9")

Double glazed window to rear elevation. Radiator.

## BEDROOM THREE 1.85m x 2.13m (6'1" x 7')

Double glazed window to rear elevation. Radiator. Cupboard housing hot water and central heating boiler.

## **BATHROOM**

Double obscure glazed window to rear elevation. Heated towel rail. Suite comprising bath with mixer tap and electric shower over, wash hand basin in vanity unit and low level WC. Fully tiled walls. Coving.

## **OUTSIDE**

### **FRONT GARDEN**

Part fenced. Gravelled frontage providing off road parking for several vehicles.

### **REAR GARDEN**

Fully enclosed with fencing and gated side access. Gravelled areas with well stocked beds and borders. Timber summerhouse with power, light and water with decked seating area.

## **MATERIAL INFORMATION**

Type – Semi Detached

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 – No Gas

Water Supply – Mains

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider



Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – Off-street, 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

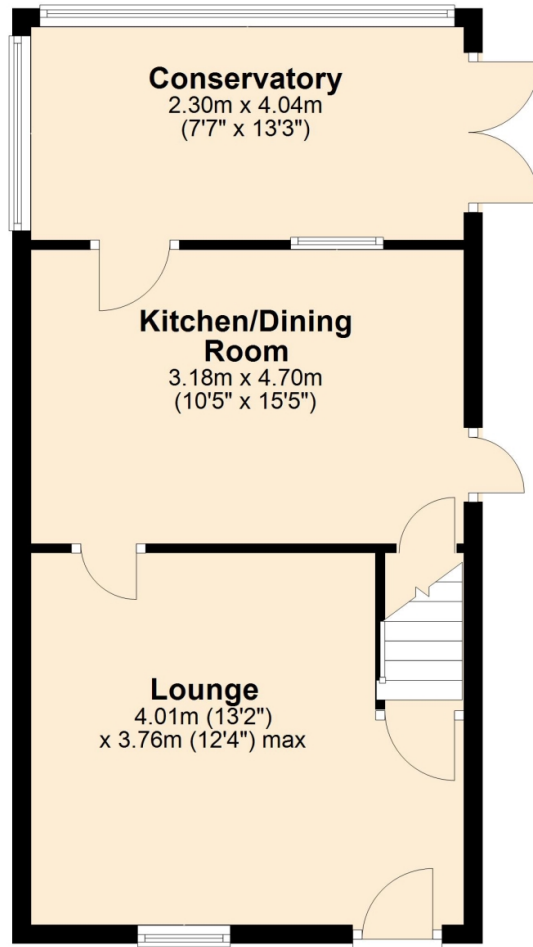
### AGENTS NOTES

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

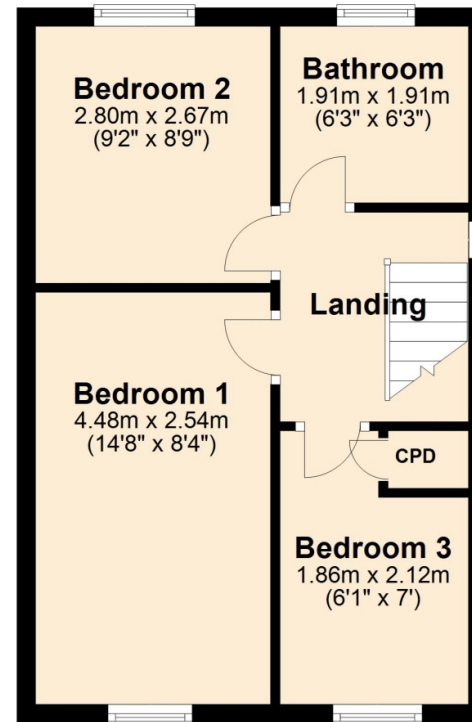
## Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 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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