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# Lyncroft Way, Kingsthorpe, Northampton, NN2 6LX

£230,000 Terraced

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe  
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197  
Email Us [kingsthorpe@jacksongrundy.co.uk](mailto:kingsthorpe@jacksongrundy.co.uk)







## Property Summary

Jackson Grundy are pleased to present this well presented three-bedroom terraced property, benefiting from a large garden, and great location.

## Features & Utilities

- ✓ Character Features
- ✓ Generous Garden
- ✓ Cul-De-Sac Location
- ✓ Three Bedrooms
- ✓ Terrace
- ✓ Rear Access
- ✓ Lounge/Dining Room
- ✓ Modern Kitchen
- ✓ Close To Local Amenities
- ✓ Double Glazed Windows

# Property Overview

Jackson Grundy are pleased to present this well presented three-bedroom terraced property, benefitting from a generous sized garden, and a cul-de-sac location. The ground floor accommodation comprises hallway, lounge/dining room, and a modern kitchen, with a door leading onto the rear garden. To the first floor there are two double bedrooms, an additional single bedroom, and a family bathroom to the rear. The rear garden is fully enclosed, with pedestrian access, consisting of decked, lawn, and wood-chipped areas. The property benefits from UPVC double glazing, gas central heating and is well maintained throughout. Call 01604 72219 to arrange an appointment to view. EPC Rating: D. Council Tax Band: B

## PORCH

Entry via uPVC obscure double-glazed door. uPVC obscure double-glazed window to front elevation. Obscure glazed windows to hallway. Tiled floor. Obscure double-glazed door leading to:

## HALLWAY

Picture rail. Dado rail. Stairs rising to first floor landing with storage cupboards under. Wood effect laminate flooring. Radiator. Radiator cover. Telephone point. Obscure glazed window to lounge. Double width archway to kitchen. Door to dining room.

## KITCHEN 2.53m x 2.01m (8'4 x 6'7)

uPVC double glazed window to rear elevation. Fitted with a range of wall mounted and base level units and drawers with wood worktop over. Single bowl composite sink and drainer unit with mixer tap over. Wall mounted Zanussi oven, fitted Neff dishwasher, Zanussi induction hob with hood over. Tiling to splash back areas. Tile effect vinyl flooring. Obscure uPVC double glazed door to rear garden.

## DINING ROOM 3.59m x 3.28m (11'9 x 10'9)

uPVC double glazed window to rear elevation. Radiator. Faux fireplace with wooden frame and mantle over. Solid wood flooring. Double width archway to living room.

### **LOUNGE AREA 3.36m x 3.57m (11'0 x 11'9)**

uPVC double glazed bay window to front elevation. Radiator. Open fireplace with tiled surround, hearth and mantle over. Television point. Solid wood flooring.

### **FIRST FLOOR LANDING**

Picture rail. Loft hatch. Wood effect laminate flooring. Doors to connecting rooms.

### **BEDROOM ONE 3.34m x 3.54m (10'11 x 11'7)**

uPVC double glazed bay window to front elevation. Radiator. Faux fireplace with tiled surround, hearth and mantle over. Storage cupboard. Picture rail. Wood effect laminate flooring.

### **BEDROOM TWO 3.63m x 3.61m (11'11 x 11'10)**

uPVC double glazed window to rear elevation. Radiator. Faux fireplace with tiled surround, hearth and mantle over. Picture rail. Fitted wardrobe.

### **BEDROOM THREE 2.16m x 1.81m (7'1 x 5'11)**

uPVC double glazed window to front elevation. Radiator. Picture rail. Wood effect laminate flooring.

### **BATHROOM 2.13m x 1.77m (7'0 x 5'10)**

Obscure uPVC double glazed window to rear elevation. Heated towel rail. Fitted with a three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Tiling to splash back areas. Vanity cupboard. Tile effect vinyl flooring.

### **OUTSIDE**

#### **FRONT GARDEN**

Enclosed by a low-level brick wall with access gained via an iron gate. Paved steps and path lead towards the front door. Large bedded area with a variety of plants and shrubs.

#### **REAR GARDEN**

Large westerly facing private garden. Directly from the kitchen is a decked seating area, steps lead down to a lawned area with bedded areas housing a variety of plants and bushes. Brick built shed. A path leads down towards area mainly laid to bark with bedded borders. Stepping stone path leads

towards the rear access gate and former garage/large shed.

### **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 – Ask Agent

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**

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

### **AGENTS NOTES**

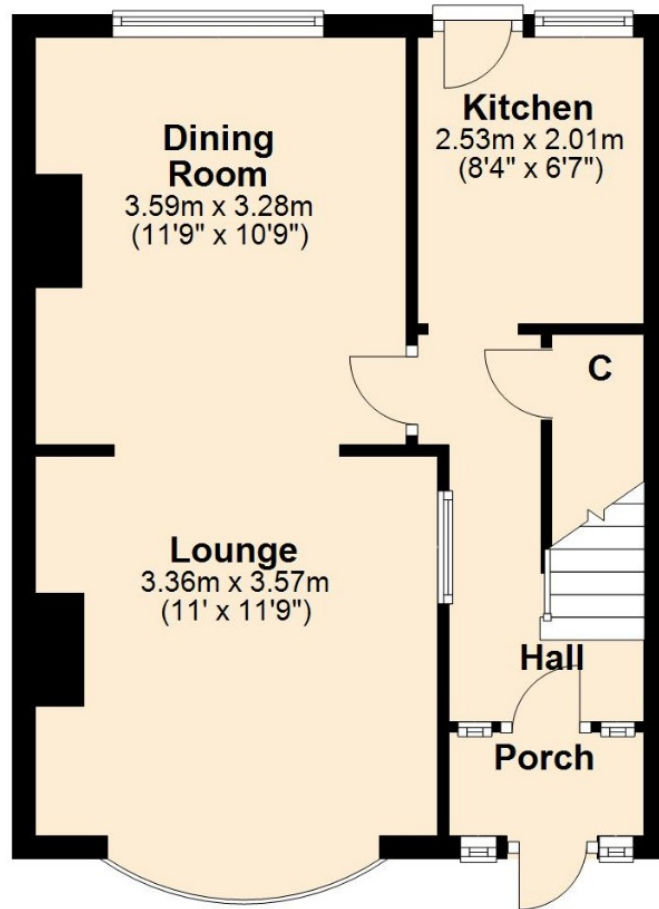
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

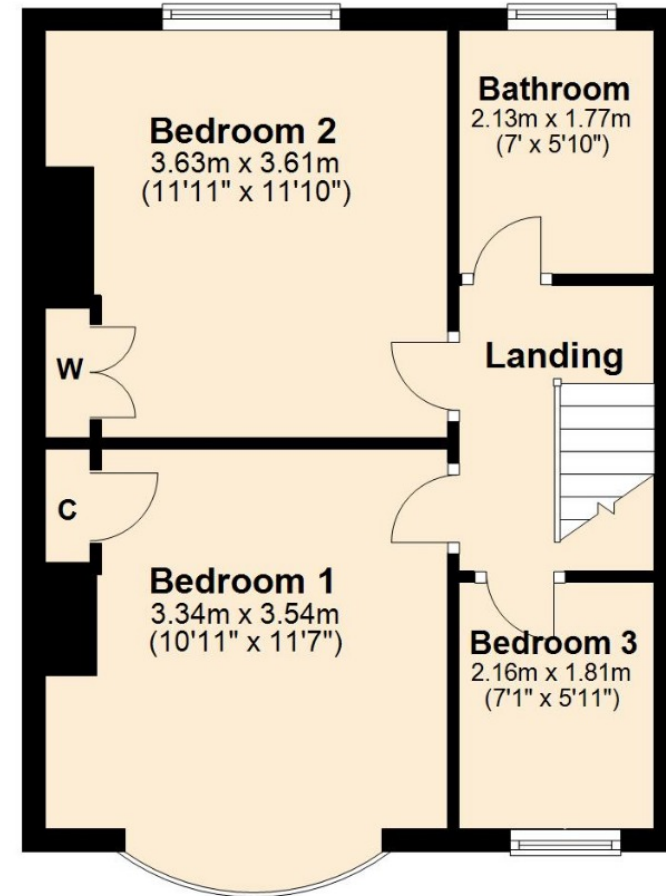
## Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 77.1 sq. metres (829.9 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.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152