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Maclean Close, Abington Vale, NN3 3DJ

£350,000 Detached

4 2 2



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Service Award**

Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Situated in the sought-after area of Abington Vale, three bedroom detached family home is just a stones throw from the picturesque Abington Park and within walking distance of Northampton General Hospital.

Features & Utilities

- ✓ Rarely Available
- ✓ Sought After Location
- ✓ Three Bedroom Detached
- ✓ Cul-De-Sac
- ✓ Gas Central Heating
- ✓ Short Walk to Abington Park
- ✓ Garage & Off Road Parking
- ✓ Good Size Rear Garden
- ✓ UPVC Double Glazing
- ✓ No Chain



Property Overview

Situated in the sought-after area of Abington Vale, this three bedroom detached family home is just a stones throw from the picturesque Abington Park and within walking distance of Northampton General Hospital. The ground floor offers a spacious and versatile layout, featuring an entrance hall, shower room, a generous lounge/diner, and a well-equipped kitchen. Upstairs, the property boasts three bedrooms and a family bathroom. Externally, the home benefits from a good-sized rear garden, off road parking, and a single garage. Offered with no onward chain, this is a fantastic opportunity for families, first time buyers, or investors alike. EPC Rating: C. Council Tax Band: D

ENTRANCE HALL

Enter via uPVC door with glazed panel. Radiator. Thermostat. Understairs storage cupboard. Doors to:

LOUNGE 3.86m x 3.63m (12'8" x 11'11")

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Opening to:

DINING ROOM 2.46m x 3.38m (8'1" x 11'1")

uPVC French doors into conservatory. Radiator. Serving hatch.

CONSERVATORY 3.02m x 2.57m (9'11" x 8'5")

uPVC glazed windows to all aspects. Power and lighting. French doors to garden.

KITCHEN 2.90m x 2.90m (9'6" x 9'6")

uPVC double glazed window to rear elevation. uPVC glazed door to side elevation. Radiator. Range of wall mounted and base level units with work surface over. Stainless steel sink and drainer. Integrated extractor fan. Space for white goods.

SHOWER ROOM 2.62m x 1.80m (8'7" x 5'11")

uPVC obscure glazed window to side elevation. Heated towel rail Shaver socket. Three piece suite comprising enclosed shower cubicle, vanity wash hand basin and low level WC.

FIRST FLOOR LANDING

uPVC obscure glazed window to side elevation. Access to loft space via drop down ladder. Doors to:

BEDROOM ONE 3.84m x 3.40m (12'7" x 11'2")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.84m x 3.40m (9'4" x 11'2")

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.92m x 2.92m (9'7" x 9'7")

uPVC double glazed window to rear elevation. Radiator.

FAMILY BATHROOM

uPVC obscure glazed window to front elevation. Radiator. Three piece suite comprising panelled bath with shower above, low level WC and porcelain wash hand basin. Storage cupboard housing hot water tank.

OUTSIDE

FRONT

Block paved driveway for multiple vehicles.

GARAGE 4.80m x 2.74m (15'9" x 9')

Power and lighting. Manual up and over garage door.

REAR GARDEN

Enclosed by timber fencing. Two side access points via timber gates. Mature shrub borders. Block pave patio area. Well landscaped throughout. Outside tap. Outside socket.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

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, Garage

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

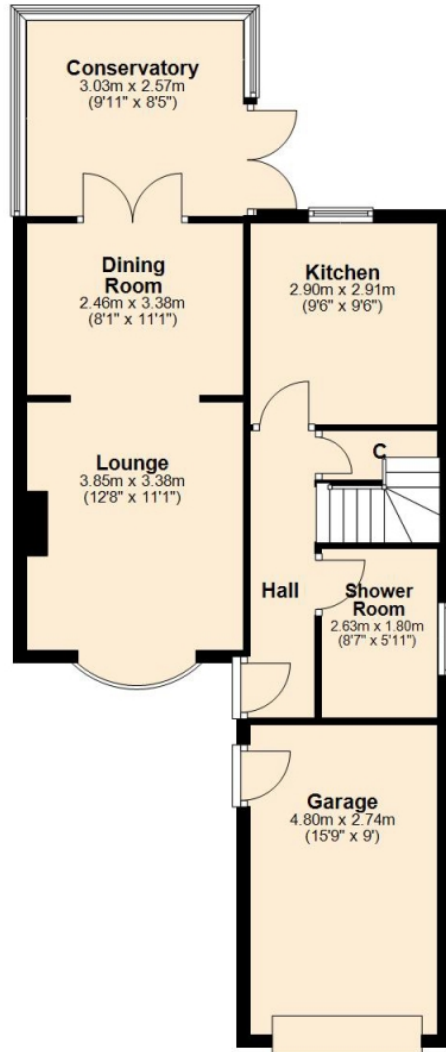
AGENTS NOTES

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

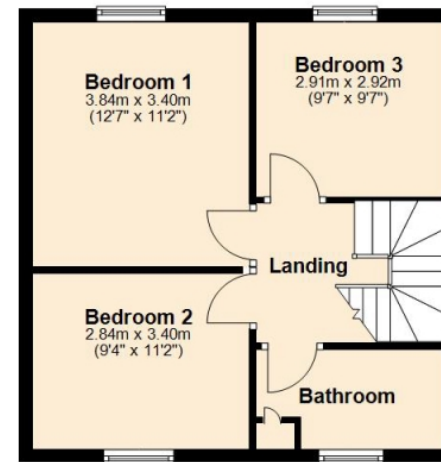
purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have 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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