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# Manor Close, Harpole, Northampton, NN7 4BX

£335,000 - Offers Over Semi-Detached Bungalow

3 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us [duston@jacksongrundy.co.uk](mailto:duston@jacksongrundy.co.uk)







## Property Summary

Jackson Grundy are delighted to welcome to the market this stunning refurbishment in this popular cul-de-sac.

## Features & Utilities

- ✓ Immaculate Refurbished Bungalow
- ✓ Three Bedroom Semi Detached
- ✓ Popular Cul-De-Sac Location
- ✓ Ample Parking
- ✓ En-Suite To Bedroom One
- ✓ Well Manicured Gardens
- ✓ Popular Harpole Village
- ✓ Must Be Viewed

# Property Overview

Jackson Grundy are delighted to welcome to the market this stunning refurbishment in this popular cul-de-sac. This three bedroom semi-detached bungalow comprises front entrance, kitchen/breakfast room, inner hallway, front facing bedroom one with an en-suite shower room, two further double bedrooms and a spacious lounge/dining room over looking the rear garden. Refurbished to a high standard front to back, also including a landscaped rear garden, ample parking, gas central heating and uPVC double glazing. EPC Rating: D. Council Tax Band: B.

## ENTRANCE HALL

Composite entrance door. uPVC double glazed window to side elevation. Wood effect luxury vinyl flooring. Door to:

## KITCHEN/BREAKFAST ROOM 4.57m x 3.02m (15'0 x 9'11)

uPVC double glazed windows to front and side elevations. Wall and base units. Work surfaces. Stainless steel sink. Space for appliances. Integrated oven, dishwasher and fridge/freezer. Induction hob with glass splash backs and chimney style extractor. Spotlights. Cupboard housing wall mounted boiler.

Door to:

## INNER HALL

Doors to:

## BEDROOM ONE 4.00m x 3.30m (13'1 x 10'10)

uPVC double glazed window to front elevation. Radiator. Sliding door to en-suite.

## EN-SUITE

Suite comprising WC and wash hand basin in vanity unit and shower cubicle. Tiling to splash back areas. Heated towel rail. Spotlights. Extractor.

## BATHROOM

Obscure uPVC double glazed window to side elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and shower over, WC and wash hand basin in vanity unit. Tiling to splash back areas. Spotlights. Extractor

### **BEDROOM TWO 2.69m x 2.97m (8'10 x 9'9)**

uPVC double glazed window to side elevation. Radiator.

### **LOUNGE/DINING ROOM 6.64m x 3.12m (21'9 x 10'3)**

uPVC double glazed French doors with inset double glazed windows to rear elevation. Two radiators. Wood effect luxury vinyl flooring. Door to:

### **BEDROOM THREE 3.00m x 2.82m (9'10 x 9'3)**

uPVC double glazed window to rear elevation. Radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Hedging and bushes. Stoned front. Side gate.

#### **REAR GARDEN**

Enclosed by panelled fencing. Stone patio with sleepers. Newly laid lawn. Side access. Shed. Gate to front.

### **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 – Ask Agent

Primary Heating Type – Ask Agent

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).

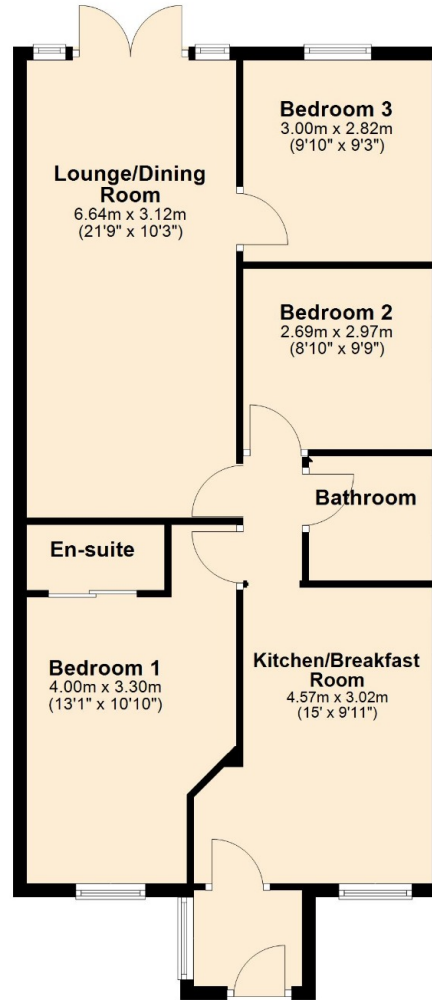
### **AGENTS NOTES**

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. 76.8 sq. metres (826.9 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 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