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# Manor Park, Nether Heyford, Northampton, NN7 3NN

£380,000 Detached

3 1 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
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## Property Summary

Jackson Grundy are delighted to welcome to the market this rarely available three bedroom detached property in this highly desirable location in Nether Heyford.

## Features & Utilities

- ✓ Well Presented
- ✓ Three Bedroom Detached
- ✓ Downstairs WC
- ✓ Kitchen/Breakfast Room
- ✓ Dual Aspect Lounge/Dining Room
- ✓ Garage & Off Road Parking
- ✓ Desirable Cul-De-Sac
- ✓ Countryside Views
- ✓ Combination Boiler (3 Years Old)
- ✓ Western Facing Garden

# Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available three bedroom detached property in this highly desirable location in Nether Heyford. The accommodation comprises entrance hall, WC, dual aspect lounge/dining room and refitted kitchen/breakfast room. Upstairs there are three bedrooms and a bathroom. Further benefits include driveway, garage, gas central heating and countryside views. EPC Rating: D. Council Tax Band: D

## HALLWAY

Composite entrance door. Radiator. Doors to:

## WC

Frosted double glazed window to side elevation. WC and wash hand basin. Tiling to splash back areas. Radiator.

## LOUNGE/DINING ROOM 6.68m x 3.63m (21'11 x 11'11) Max

Double glazed windows to front and rear elevations. Two radiators.

## KITCHEN/BREAKFAST ROOM 4.00m x 3.34m (13'1 x 10'11)

Double glazed window to rear elevation. Wall and base units. Ceramic one and a half bowl sink and drainer. Oven and grill and hob. Tiling to splash back areas. Integrated washing machine. Radiator. Integrated fridge. Wood effect flooring.

## FIRST FLOOR LANDING

Access to loft space. Storage cupboard housing boiler. Study space. Doors to:

## BEDROOM ONE 3.39m x 2.80m (11'2 x 9'2)

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 4.91m x 2.36m (16'1 x 7'9)

Double glazed window to front elevation. Radiator. Up and over built in wardrobe.

### **BEDROOM THREE 2.93m x 3.13m (9'7 x 10'3)**

Double glazed window to rear elevation. Radiator. Wardrobe.

### **BATHROOM**

Frosted double glazed window to rear elevation. Heated towel rail. Suite comprising pedestal wash hand basin, WC and panelled bath with shower over. Tiling to splash back areas. Exposed floorboards.

### **OUTSIDE**

#### **FRONT GARDEN**

Stoned off road parking and lawn to front. Side access.

#### **REAR GARDEN**

Enclosed by panelled fencing. Patio. lawn. Views over countryside. Side access.

### **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 – Yes

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.

We have been advised of the following:

New roof

New felt

New batons

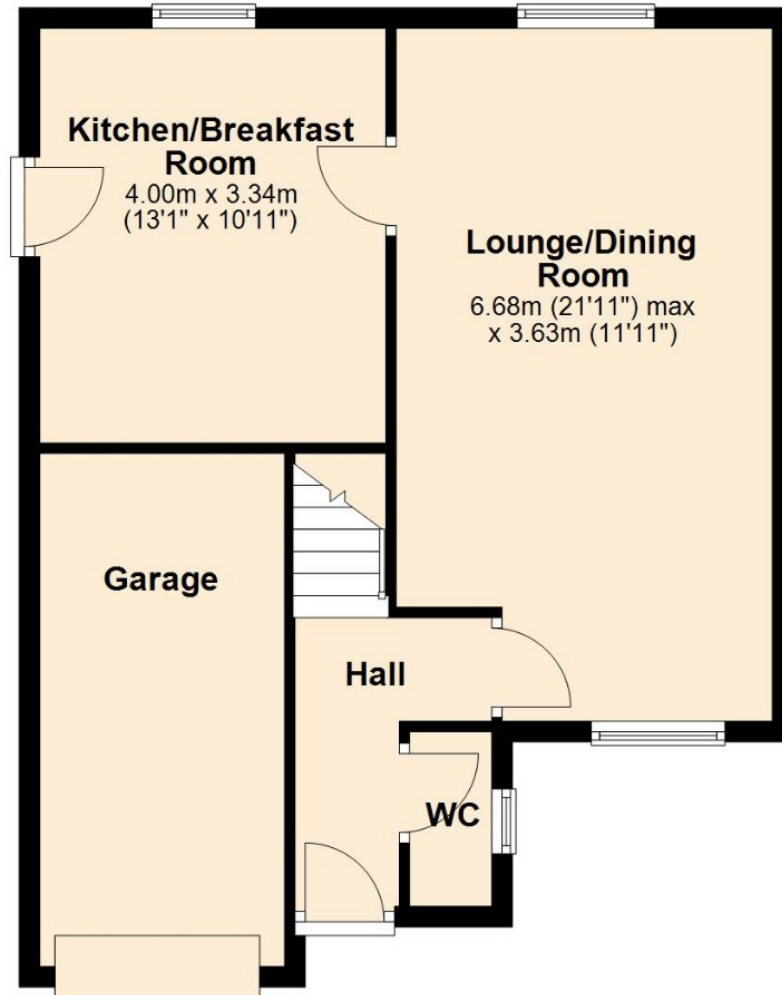
New flat rooves on dormers and garage

Broken tiles replaced

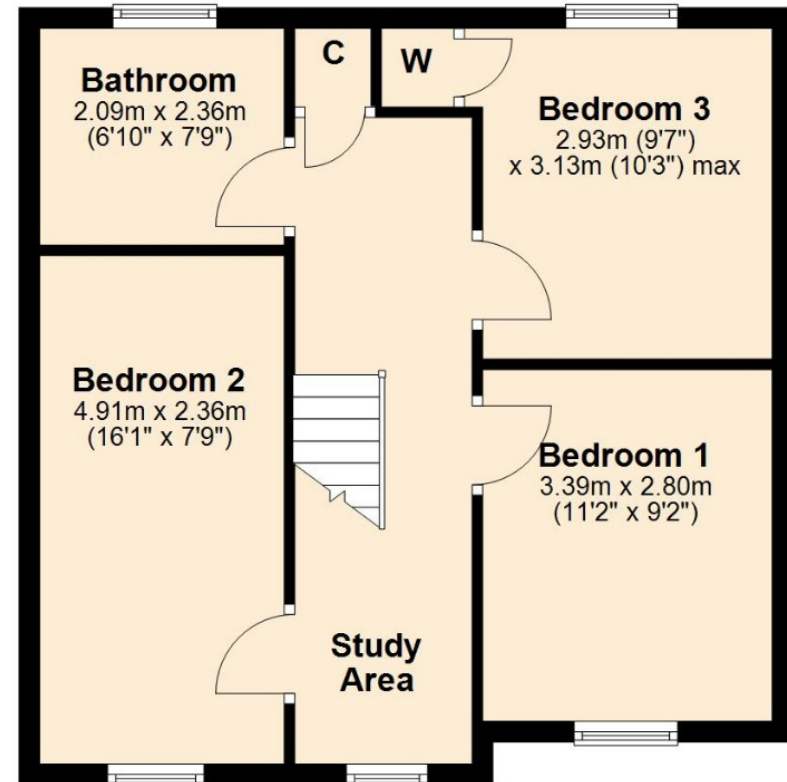
Guaranteed for 15 years

# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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