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# Middleton Road, Middlemore, NN11 8BH

£310,000 Detached

3 2 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold







## Property Summary

\*\*\*\*NO ONWARD CHAIN\*\*\*\* Introducing this well presented three bedroom, detached family home located on the desirable Middlemore estate and close to local amenities.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Three Bedroom Property
- ✓ En-Suite To Main Bedroom
- ✓ 18ft + Lounge
- ✓ Kitchen/Dining Room
- ✓ Downstairs WC
- ✓ Detached
- ✓ Sought After Location
- ✓ Enclosed Rear Garden
- ✓ Close To Local Amenities

# Property Overview

\*\*\*\*NO ONWARD CHAIN\*\*\*\*

Introducing this well presented three bedroom, detached family home located on the desirable Middlemore estate and close to local amenities. Accommodation comprises hallway, lounge, kitchen/dining room, WC, three bedrooms, en-suite to main bedroom and a family bathroom. Outside there is an enclosed rear garden, mainly laid to lawn and to the front mature shrubs with a path to the front door. Further benefits include single garage with driveway parking and solar panels to heat hot water. EPC Rating: C. Council Tax Band: D

## HALLWAY

Composite entrance door. Radiator. Stairs rising to first floor landing. Understairs cupboard. Doors to:

## WC

Wooden framed double glazed window to rear elevation. Radiator. Suite comprising low level WC and pedestal wash hand basin.

## LOUNGE 5.53m x 2.70m (18'1" x 8'10")

Dual aspect wooden framed double glazed windows to side and front elevations. Radiator. Electric fireplace.

## KITCHEN/DINING ROOM 5.53m x 3.04m (18'1" x 9'11")

Wooden framed double glazed window to front elevation. Wooden framed double glazed French doors. Tiled flooring. Radiator. A range of wall and base units. Roll top work surfaces. Stainless steel one and a half bowl sink and drainer with stainless steel mixer tap. Integrated appliances to include dishwasher and washing machine.

## FIRST FLOOR LANDING

Wooden framed double glazed window to rear elevation. Access to loft space.

## BEDROOM ONE 3.14m x 3.22m (10'3" x 10'6")

Wooden framed double glazed window to side elevation. Radiator. Fitted wardrobes. Door to en-suite.

## EN-SUITE

Wooden framed obscure double glazed window to front elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and shower cubicle with full height tiling. Half height wall tiling. Tiled floor.

## BEDROOM TWO 3.24m x 2.73m (10'7" x 8'11")

Wooden framed double glazed window to front elevation. Radiator.

## BEDROOM THREE 2.19m x 2.73m (7'2" x 8'11")

Wooden framed double glazed window to side elevation. Radiator.

## BATHROOM

Wooden framed double glazed window to front elevation. Radiator. Suite comprising bath with shower over, pedestal wash hand basin and low level WC. Full height tiling to splash areas. Half height tiling to the remainder of the walls. Tiled floor.

## OUTSIDE

### FRONT GARDEN

Off road parking. Access to garage.

### REAR GARDEN

Situated to side elevation. Mainly laid to lawn with shrubs and bushes. Enclosed with brick wall and wooden fencing. Patio spanning width of property. Shed.

## 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 – Central Heating, Gas Central Heating, Solar Water 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

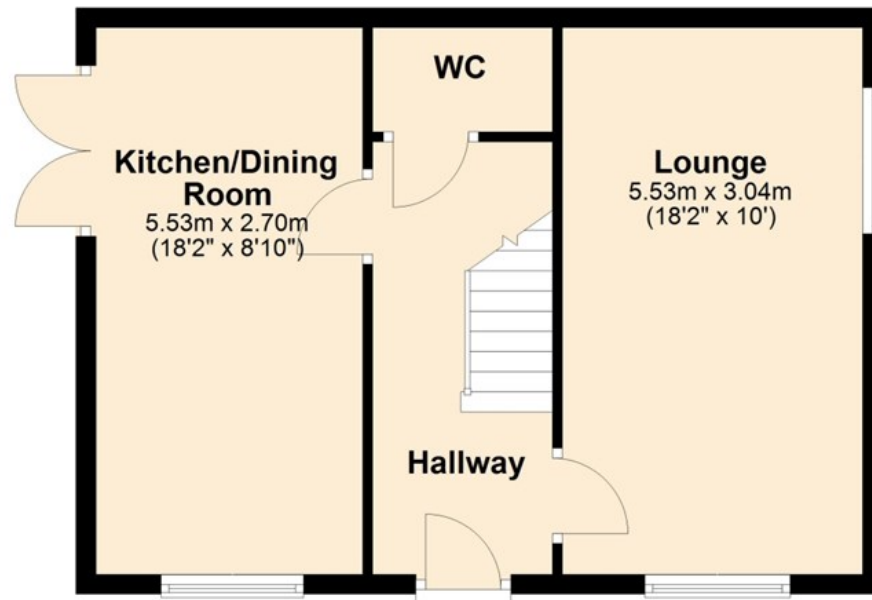
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

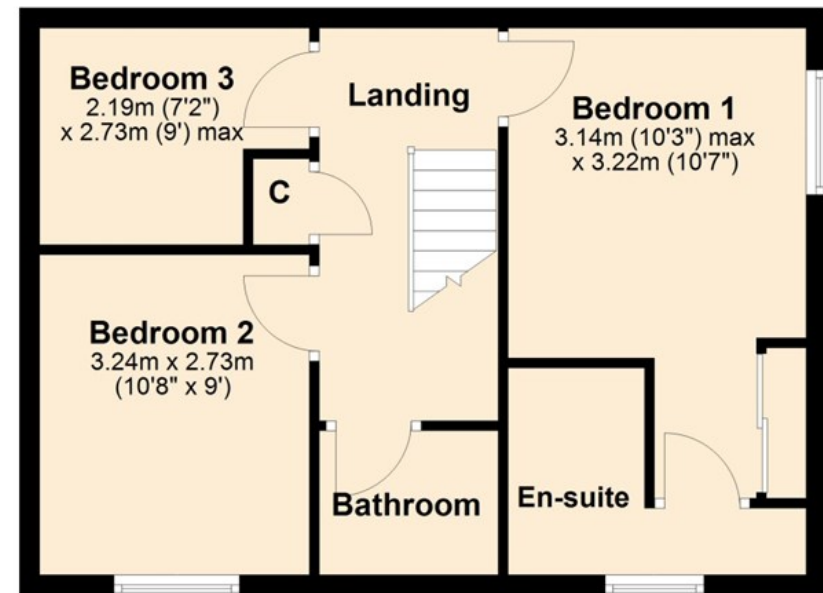
## Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.3 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.

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