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Newport Pagnell Road, Wootton, NN4 6LT

£315,000 Semi-Detached

4 2 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

FOUR BEDROOMS IN WOOTTON DISTRICT. A chance has arisen to acquire a much improved end of terrace home on this purpose-built development situated to the south of the town close to the Ring-road and M1 J15.

Features & Utilities

- ✓ Three Storey Living
- ✓ Popular Modern Development
- ✓ Four Bedrooms
- ✓ Master En-Suite
- ✓ Lounge/Dining Room
- ✓ Re-Fitted Kitchen/Breakfast Room
- ✓ Gas Radiator Heating
- ✓ Off Road Parking
- ✓ No Chain

Property Overview

FOUR BEDROOMS IN WOOTTON DISTRICT. A chance has arisen to acquire a much improved end of terrace home on this purpose-built development situated to the south of the town close to the ring-road and M1 J15. The property in brief comprises hallway with storage cupboard, downstairs WC, lounge/dining room, family room and utility converted from garage space, re-fitted kitchen/breakfast room, two bedrooms and a re-fitted bathroom on the first floor with two further bedrooms and en-suite on the second floor. Outside are low maintenance front and rear gardens and off-road parking. A nicely kept home perfect for the first time or investment buyer and viewing is recommended. NO CHAIN. Rating: C. Council Tax Band: D

HALLWAY

Composite double glazed entrance door. Radiator. Staircase to first floor landing.

WC

Radiator. Suite comprising understairs WC and wash hand basin. Extractor fan.

KITCHEN 4.10m x 2.59m (13'5" x 8'5")

Double glazed window to front elevation. Radiator. Refitted gloss fronted wall and base units. Corner pantry cupboard. Space for American style fridge and Range cooker and dishwasher. Breakfast bar. Cupboard housing gas fired boiler.

LOUNGE/DINING ROOM 3.09m x 4.70m (10'1" x 15'5")

Double glazed picture windows including French doors to rear garden. Vertical radiator.

FAMILY ROOM 3.85m x 2.57m (12'7" x 8'5")

Double glazed window to front elevation. Vertical radiator. Bi-fold doors to:

UTILITY 1.20m x 2.57m (3'11" x 8'5")

Double glazed window to side elevation. Plumbing for washing machine.

FIRST FLOOR LANDING

Double glazed window to front elevation. Radiator. Airing cupboard housing hot water cylinder. Staircase rising to second floor landing.

BEDROOM TWO 2.64m x 4.70m (8'7" x 15'5")

Two double glazed windows to rear elevation. Radiator.

BEDROOM FOUR/HOME OFFICE 3.00m x 2.59m (9'10" x 8'5")

Double glazed window to front elevation. Radiator.

BATHROOM

Professional wet room with soakaway in non slip flooring and wall mounted electric shower, low level WC and wash hand basin in vanity unit. Extractor fan. Tiled walls. Ladder style towel radiator.

SECOND FLOOR LANDING

Obscure double glazed window to side elevation. Radiator.

BEDROOM ONE 3.07m x 4.70m (10' x 15'5")

Two double glazed windows to rear elevation. Radiator.

EN-SUITE 1.68m x 2.54m (5'6" x 8'4")

Ladder style towel radiator. Suite comprising tiled shower cubicle, low level WC and wash hand basin in vanity unit. Tiling to splash back areas. Extractor fan.

BEDROOM THREE 3.00m x 4.70m (9'10" x 15'5")

Two double glazed windows to front elevation. Radiator.

OUTSIDE

FRONT GARDEN

Low level hedging. Driveway providing off road parking.

REAR GARDEN

Artificial lawn. Enclosed by wooden panelled fencing and rear pedestrian gate.

AGENTS NOTES

We have been advised of the following: Communal area contribution: £205.69 pa to EncoreThe above information would need to be verified by your chosen legal representative.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi 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

Parking – Off-street

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

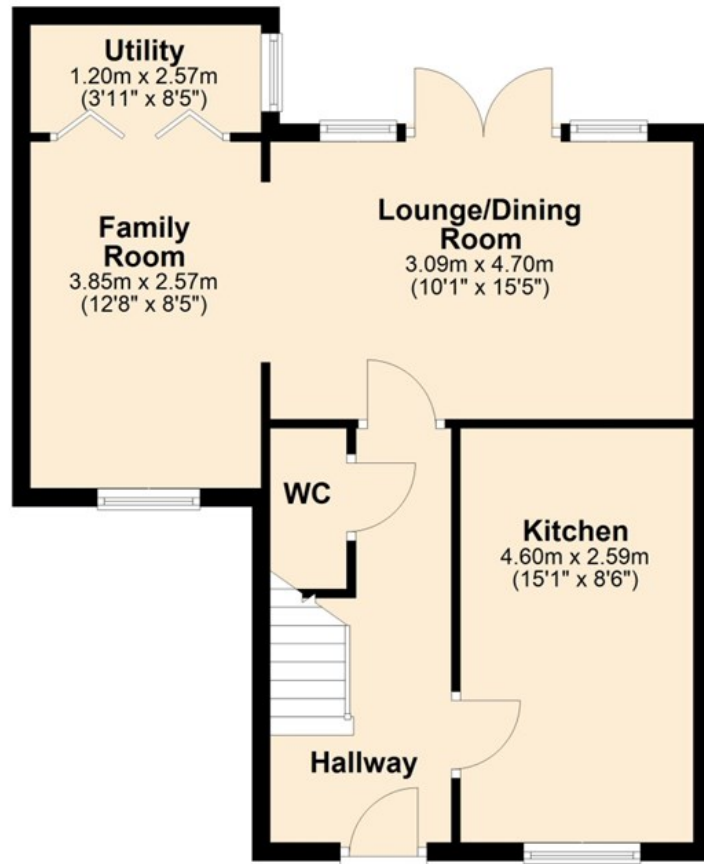
AGENTS NOTES

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

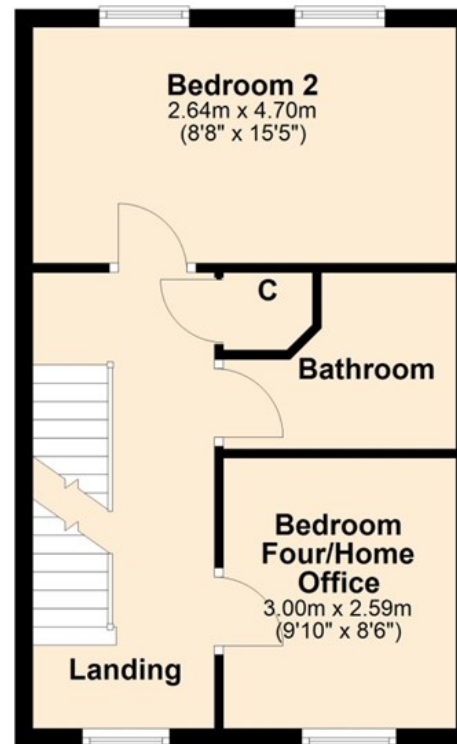
Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



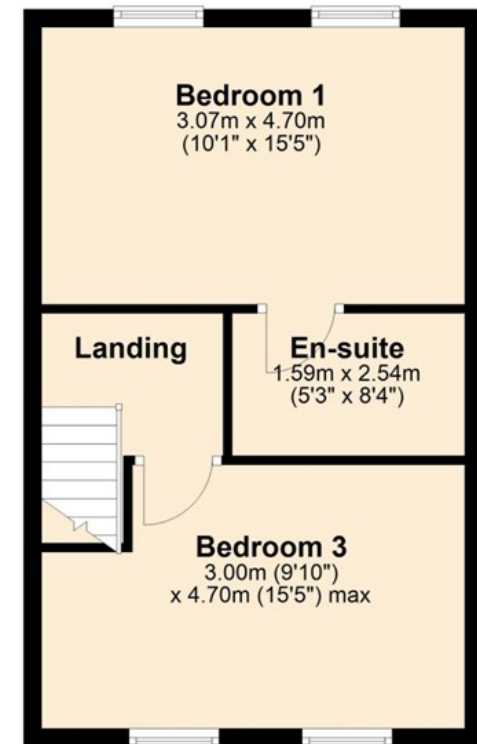
First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Second Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 123.6 sq. metres (1330.1 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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