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Norwood Farm Cottages, Sandy Lane, Harpole, Northampton, NN7 4DG

£525,000 Semi-Detached

4 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are pleased to welcome to the market this four bedroom semi detached property with separate study room on the top floor.

Features & Utilities

- ✓ Rural Location
- ✓ Four Bedrooms & Study
- ✓ Balcony Overlooking Harpole Fields
- ✓ Large Plot & Parking
- ✓ 30ft Kitchen/Lounge/Dining Room
- ✓ Four Piece En-Suite Bathroom



Property Overview

Jackson Grundy are pleased to welcome to the market this four bedroom semi detached property with separate study room on the top floor. Set on a large plot front and rear with countryside views comprising entrance hall, WC, dual aspect lounge with a wood burner, a real special feature is the 30ft kitchen/lounge/dining room with views to the rear and side garden, separate utility room and boot room with covered entrance. The first floor has three bedrooms, the main bedroom benefits from built in wardrobes, balcony overlooking the rear fields and a four piece en-suite bathroom. There is also a family bathroom. The top floor has bedroom four and the office space. EPC Rating: E. Council Tax Band: C

ENTRANCE HALL

Storm porch. Wooden entrance door. Tiled entrance hall. Storage cupboard. Staircase rising to first floor landing. Doors to:

WC

Frosted uPVC double glazed window to front elevation. Suite comprising WC and corner wash hand basin with mixer tap. Tiling to splash back areas. Tiled floor.

LOUNGE 5.38m x 3.53m (17'8 x 11'7)

Dual aspect uPVC double glazed windows to front and rear elevations. Two radiators. Wood effect flooring. Feature picture rails. Wood burning stove with slate hearth and wooden mantel.

KITCHEN/LOUNGE/DINING ROOM 9.42m x 4.98m (30'11 x 16'4)

Kitchen Area:

uPVC double glazed window to side elevation. Two ceramic Belfast style sinks with mixer tap. Space for Range cooker. Central island with granite work surfaces. Integrated dishwasher. Tiled floor. Spotlights. Wall and base units. Door to utility room. Underfloor heating throughout.

Dining Area:

uPVC double glazed window and French doors to side elevation. Spotlights. Tiled floor.

Lounge Area:

uPVC double glazed window to side elevation and box bay window to rear elevation. Spotlights. Tiled floor.

UTILITY ROOM 1.98m x 2.11m (6'6 x 6'11)

uPVC double glazed window to front elevation. Space for washing machine and tumble dryer. Belfast style sink. Tiling to splash back areas. Tiled floor. Wall units. Granite work surfaces. Spotlights. Understairs cupboard. Under floor heating.

BOOT ROOM 1.55m x 1.52m (5'1 x 5'0)

uPVC double glazed window to side elevation. Double glazed stable door. Tiled floor.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator. Staircase to second floor landing. Doors to:

BEDROOM ONE 3.81m x 3.48m (12'6 x 11'5)

uPVC double glazed window to side elevation. French doors to balcony. Upright radiator. Built in wardrobe. Wood effect flooring. Access to loft. Door to en-suite.

EN-SUITE 2.26m x 2.44m (7'5 x 8'0)

uPVC double glazed window to side elevation. Heated towel rail. Suite comprising pedestal wash hand basin, WC, roll top bath with mixer tap and shower attachment and corner shower cubicle with sliding doors. Fully tiled. Extractor. Spotlights.

BEDROOM TWO 5.38m x 2.59m (17'8 x 8'6)

Dual aspect uPVC double glazed windows. Radiator. Original feature fireplace. Radiator. Built in wardrobe.

BEDROOM THREE 2.39m x 3.51m (7'10 x 11'6)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Heated towel rail. Suite comprising panelled bath with mixer tap and shower over, WC and wash hand basin in vanity unit. Extractor. Tiling to splash back areas. Wood effect flooring.

SECOND FLOOR LANDING

uPVC double glazed window to rear elevation. Eaves storage. Wood effect flooring. Doors to:

BEDROOM FOUR 2.59m x 2.29m (8'6 x 7'6)

Velux style window with blind. Radiator. Wood effect flooring.

STUDY 2.59m x 2.11m (8'6 x 6'11)

Velux style window. Radiator. Eaves storage. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Privet hedge to front. Picket fence and path to front door. Shed. Lawn to front and side. Side enclosed by panelled fencing.

REAR GARDEN

Gravelled parking area for several vehicles. Gated access fence to rear. Large shed. Lawned.

PRIVATE GARDEN

Hedging to side. Lawn. Space for shed. Covered area with spotlights.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent
EV Car Charge Point – Ask Agent
Primary Heating Type – Ask Agent
Parking – Ask Agent
Accessibility – Ask Agent
Right of Way – Ask Agent
Restrictions – Ask Agent
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>
Property Construction – Ask Agent
Outstanding Building Work/Approvals – Ask Agent

AGENTS NOTE

The property will be under going works to obtain mains drainage and a new driveway at the front of the property which will transform the front aspect of the home. It will also mean the parking which is currently to the rear of the home will be landscaped to make a large lawned area with a hedge separating the neighbouring home.

DRAFT DETAILS

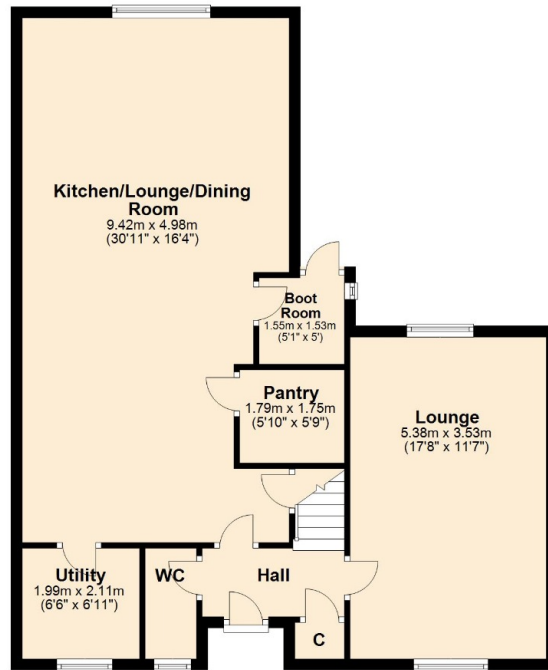
At the time of print, these particulars are awaiting approval from the Vendor(s).

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

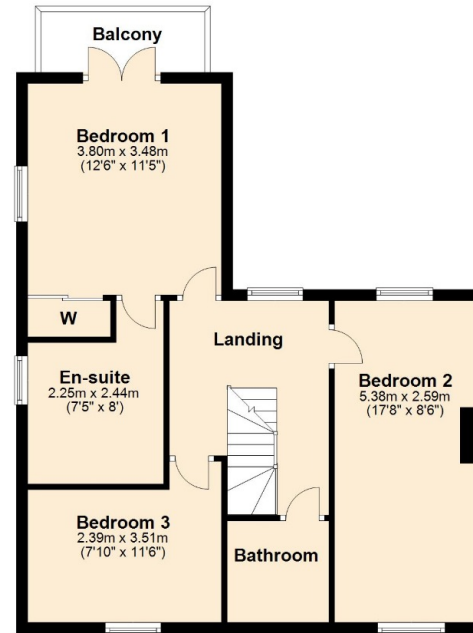
Ground Floor

Approx. 81.6 sq. metres (878.1 sq. feet)



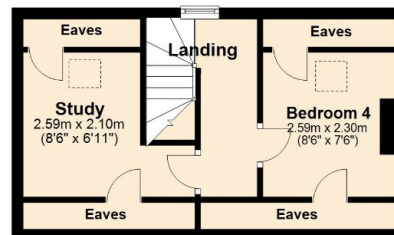
First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



Second Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



Total area: approx. 167.3 sq. metres (1801.0 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.

www.jacksongrundy.com

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