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# Oaklands, Weedon, NN7 4RH

£435,000 - Guide Price End of Terrace

4 2 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston  
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## Property Summary

A beautifully positioned four bedroom home, set on an enviable plot with open views across the adjoining countryside.

## Features & Utilities

- ✓ Four Bedroom Property
- ✓ Extended
- ✓ End Of Terrace
- ✓ Substantial Corner Plot
- ✓ Multiple Off Road Parking
- ✓ Rolling Countryside Views
- ✓ 22ft Kitchen/Dining Room
- ✓ Desirable Village Location
- ✓ Potential To Extend (STPP)
- ✓ Utility Room & Boot Room

# Property Overview

A beautifully positioned four bedroom home, set on an enviable plot with open views across the adjoining countryside. The overall plot size offers clear scope for further extension or reconfiguration (subject to the necessary consents), presenting excellent potential for those looking to expand or tailor the property over time. The home has already been thoughtfully extended on the ground floor and redecorated throughout, resulting in a well presented and comfortable living environment ready for occupation. With ample off road parking and substantial outdoor space, it offers both flexibility and long term opportunity.

An entrance porch leads into a welcoming hallway. The lounge is both cosy and spacious, featuring a multi fuel burner as a central focal point. The ground floor also benefits from bedroom four but could equally serve as a study for home working or dining room if required. The extended kitchen/dining room measures over 22ft, creating an open and sociable area for everyday family life. The ground floor also benefits from a utility room with shower facilities, a useful boot room, and a cloakroom/WC.

Upstairs are three well proportioned bedrooms and a refitted bathroom, complete with a Victorian style white suite and clawfoot bath.

Externally, the property offers a large gravel driveway to the front and side, providing parking for several vehicles and access to a substantial wooden outbuilding which is suitable for storage or workshop use. To the rear is a generously sized, landscaped garden enjoying far reaching countryside views.

Overall, this is a rare opportunity to purchase a thoughtfully improved home in an attractive village setting, offering space, flexibility and excellent future potential.

EPC Rating: TBC. Council Tax Band: B

## GROUND FLOOR

### PORCH

### HALLWAY

**BEDROOM/STUDY**

**LOUNGE**

**KITCHEN/DINING ROOM**

**UTILITY/SHOWER ROOM**

**WC**

**BOOT ROOM**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – End of terrace house

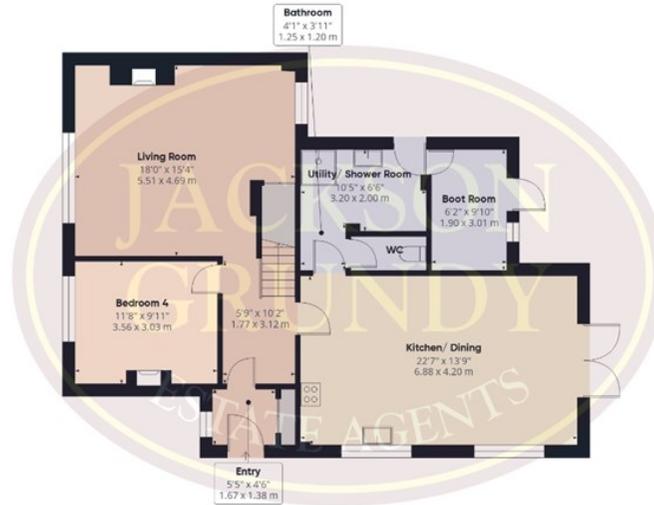
Age/Era – Ask Agent  
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band D  
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Allocated  
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



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1370 ft<sup>2</sup>  
127.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# 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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