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Obelisk Rise, Kingsthorpe, NN2 8TW

£270,000 Detached

3 1 1



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk





Property Summary

Offered with NO ONWARD CHAIN is this well maintained three bedroom detached property.

Features & Utilities

- ✓ No Chain
- ✓ Detached
- ✓ Three Bedrooms
- ✓ Lounge/Dining Room
- ✓ Single Garage
- ✓ Driveway
- ✓ Established Garden to Rear
- ✓ Shower Room
- ✓ uPVC Double Glazing
- ✓ Popular Location

Property Overview

Offered with NO ONWARD CHAIN is this well maintained three bedroom detached property benefitting from driveway and garage, uPVC double glazing and gas central heating. The accommodation comprises entrance porch, open plan lounge dining area, kitchen and access to the garden. To the first floor there are three bedrooms and a generous shower room. To the rear is a fully enclosed garden with patio area and lawn with well-established borders. Please call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: C

PORCH

Entry via uPVC semi glazed door into porch. Door into lounge/dining room.

LOUNGE/DINING ROOM 7.86m x 4.83m (25'9" x 15'10")

uPVC double glazed window to front elevation and sliding uPVC double glazed doors onto rear garden. Three radiators. Staircase to first floor. Exposed brick and decorative surround fireplace. Door to:

KITCHEN 3.72m x 1.96m (12'2" x 6'5")

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation giving access to the garden. Base and wall mounted white units with roll top surface over and tiled splashback. One and a half bowl stainless steel sink and drainer with mixer tap over. Space for washing machine and freestanding oven. Understairs pantry space. Lino flooring.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to all rooms. Door to cupboard. Loft access.

BEDROOM ONE 4.11m x 2.60m (13'5" x 8'6")

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 2.90m x 2.60m (9'6" x 8'6")

uPVC double glazed window to rear elevation. Radiator. Fitted storage.

BEDROOM THREE 1.91m x 2.25m (6'3" x 7'4")

uPVC double glazed window to front elevation. Radiator. Fitted storage.

BATHROOM

Obscure double glazed window to rear elevation. Lino flooring. Suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle with wall mounted shower. Extractor fan. Tiled to water sensitive areas.

OUTSIDE

FRONT GARDEN

Frontage providing small garden and off road parking for several cars. Access to the single garage.

REAR GARDEN

Patio area. Mainly laid to lawn with path leading to rear decking area. Established borders with shrubs and plants.

GARAGE

Light and power. Up and over door.

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 C

EPC Rating – D

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 – Driveway, Single 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

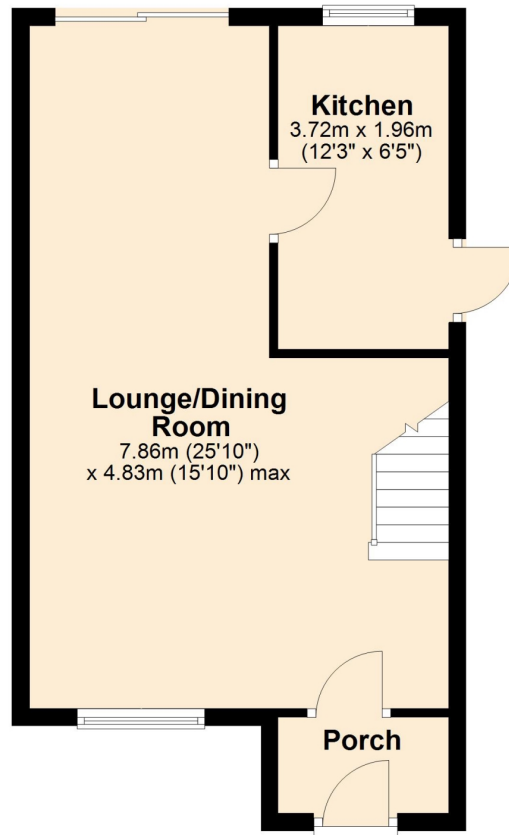
AGENTS NOTES

i Viewings by appointment only through us 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

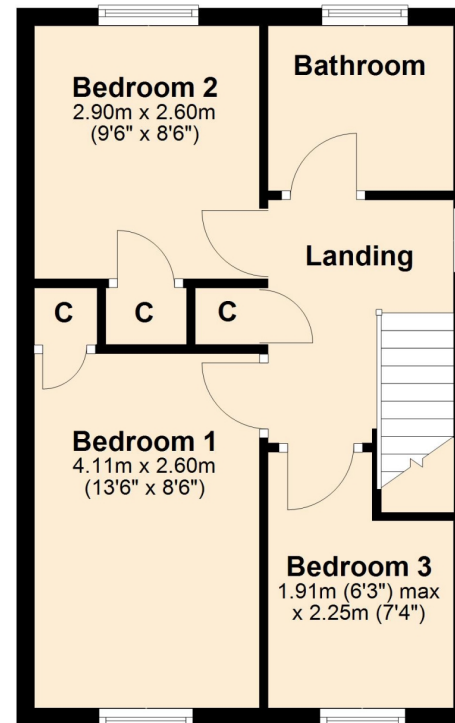
Ground Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 78.3 sq. metres (843.3 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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