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Old Forge Drive, West Haddon, Northamptonshire, NN6 7ET

£365,000 Detached

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**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Long Buckby
3 Market Place, Long Buckby, Northampton, NN6 7RR

Call Us 01327 842093
Email Us longbuckby@jacksongrundy.co.uk





Property Summary

An extended three bedroom detached house with a 25'8 quality garden room that significantly increases the living space. It has a hall, cloakroom, lounge with log burner, refitted kitchen / breakfast room with built in appliances, large garden room with under floor heating and partglazed roof

Features & Utilities

- ✓ Detached House
- ✓ Three Bedrooms
- ✓ Extended
- ✓ Garage
- ✓ Parking
- ✓ En-Suite
- ✓ Replaced Kitchen
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ Private Garden

Property Overview

An extended three bedroom detached house with a 25'8 quality garden room that significantly increases the living space. It has a hall, cloakroom, lounge with log burner, refitted kitchen / breakfast room with built in appliances, large garden room with under floor heating and part glazed roof, three bedrooms, bathroom and en-suite shower room. There is a garage, private rear garden, uPVC double glazing and radiator heating. EPC Rating B. Council Tax Band D.

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing with understairs storage cupboard.

CLOAKROOM

Window to rear elevation. Radiator. Suite comprising WC and wash hand basin.

LOUNGE 5.61m x 3.12m (18'5 x 10'3)

Window to front elevation. Two radiators. Reclaimed brick fireplace with log burner. Double doors to rear garden room.

KITCHEN / BREAKFAST ROOM 5.59m x 2.74m (18'4 x 9'0)

Window to front elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated fridge, freezer, dishwasher and washing machine. Built in oven, microwave, hob and extractor. Ceramic sink unit. Tiled splash backs. Double doors to garden room.

GARDEN ROOM 3.40m x 7.82m (11'2 x 25'8)

Part glazed roof. Double doors and windows to rear elevation. Underfloor heating. Door to garage.

FIRST FLOOR LANDING

Window to rear elevation. Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE 4.78m x 3.20m (15'8 x 10'6)

Window to rear elevation. Radiator. Two built in wardrobes.

EN-SUITE 1.37m x 2.76m (4'6 x 9'1)

Window to rear elevation. Radiator. Suite comprising shower in a tiled cubicle, WC, wash hand basin with storage below. Tiled splash backs.

BEDROOM TWO 3.18m x 2.77m (10'5 x 9'1)

Window to front elevation. Radiator. Built in wardrobe.

BEDROOM THREE 1.93m x 2.77m (9'1)

Window to rear elevation. Radiator. Built in wardrobe.

BATHROOM 1.88m x 2.17m (6'2 x 7'2)

Window to front elevation. Radiator. Suite comprising bath with shower and screen over, WC and wash hand basin.

OUTSIDE**FRONT GARDEN**

Courtyard. Driveway with EV charging point.

GARAGE 4.90m x 2.77m (16'1 x 9'1)

Electric up and over door. Power and light connected.

REAR GARDEN

Lawn and paved patios areas. Established borders. Garden shed.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – Yes

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Garage

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

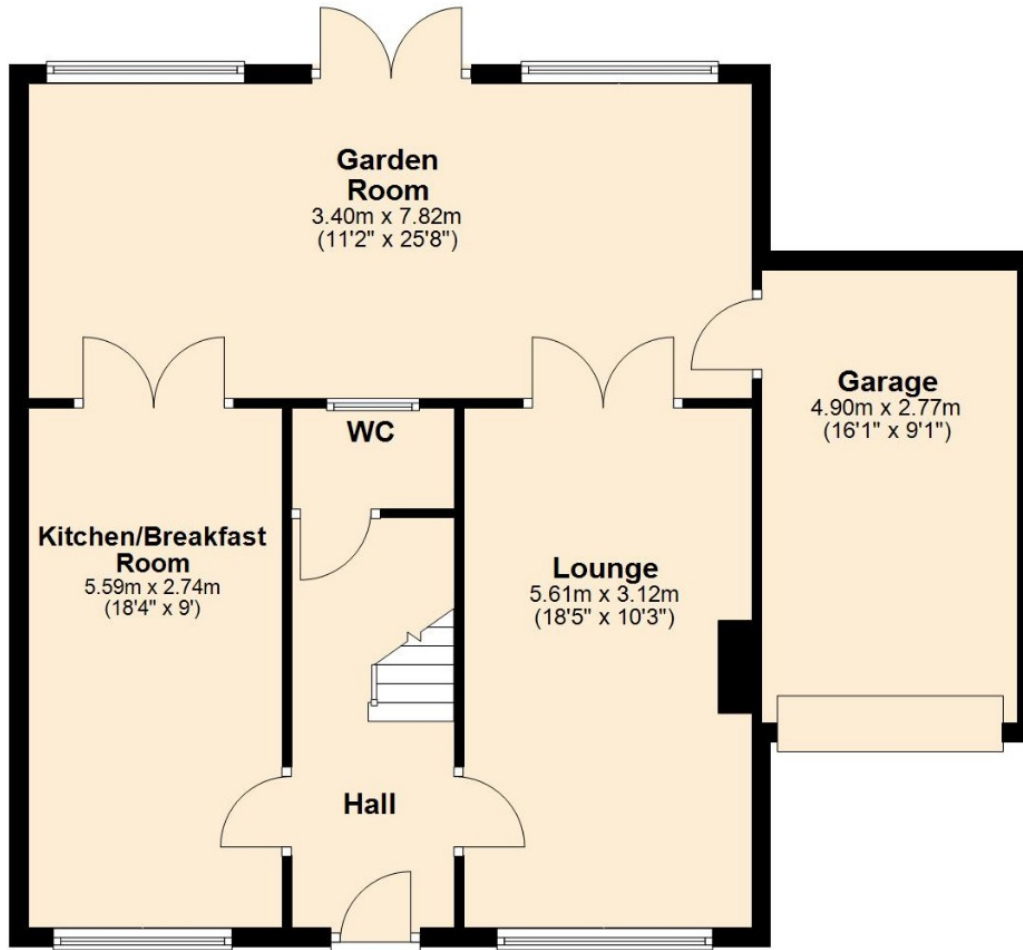
AGENTS NOTES

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

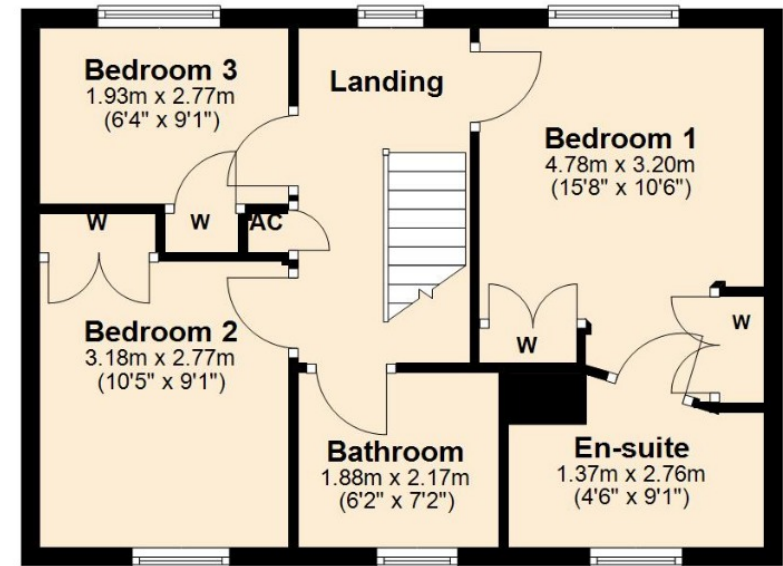
Ground Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 129.9 sq. metres (1398.5 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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