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# Pheasant Way, Kingsthorpe, NN2 8BJ

£290,000 Detached



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe

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## Property Summary

NO ONWARD CHAIN. Jackson Grundy are pleased to present this three bedroom detached home benefiting from well established front and rear gardens, in a sought after cul de sac location.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Detached
- ✓ Refitted Kitchen
- ✓ Cul-De-Sac Location
- ✓ Off Road Parking
- ✓ Three Bedrooms
- ✓ Private Front & Rear Gardens
- ✓ Gas Radiator Heating
- ✓ Ample Storage
- ✓ uPVC Double Glazed Windows

# Property Overview

NO ONWARD CHAIN. Jackson Grundy area pleased to present this three bedroom detached home benefiting from well established front and rear gardens, in a sought after cul de sac location.

The ground floor accommodation comprises entrance hall, leading to the second bedroom and lounge/dining room which itself leads to the kitchen.

The first floor comprises generous landing area, two well proportioned bedrooms and family bathroom.

To the rear is a well established garden, fully enclosed by a timber fence. To the front of the property is a driveway, a single garage, a path leading to the front door, through the generous front garden, enclosed by timber fences and brick built walls.

Further benefits include a refitted kitchen and bathroom, marble fire surround, gas central heating, UPVC double glazed windows, ample storage, and great potential to make it the prefect home. For more details or to arrange a viewing, please call Jackson Grundy on 01604 722197.

EPC Rating: TBC. Council Tax Band: D

## GROUND FLOOR

### LOUNGE/DINING ROOM

### KITCHEN

### BEDROOM TWO

### FIRST FLOOR

### BEDROOM ONE

### BEDROOM THREE

## BATHROOM

## OUTSIDE

## FRONT GARDEN

## REAR GARDEN

## MATERIAL INFORMATION

Type – Detached

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 – 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

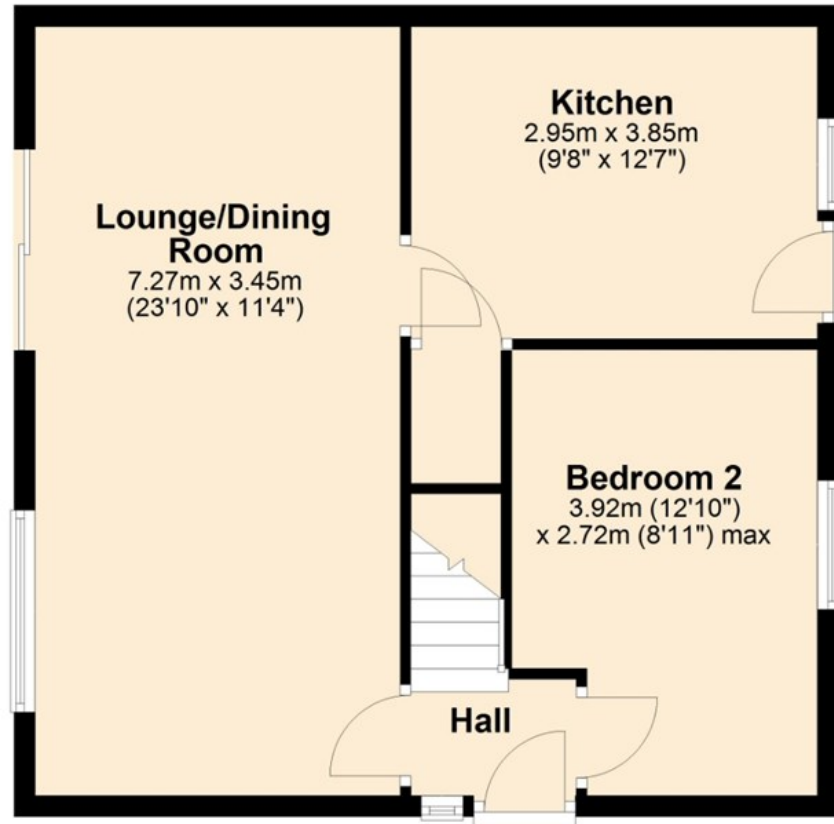
### AGENTS NOTES

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

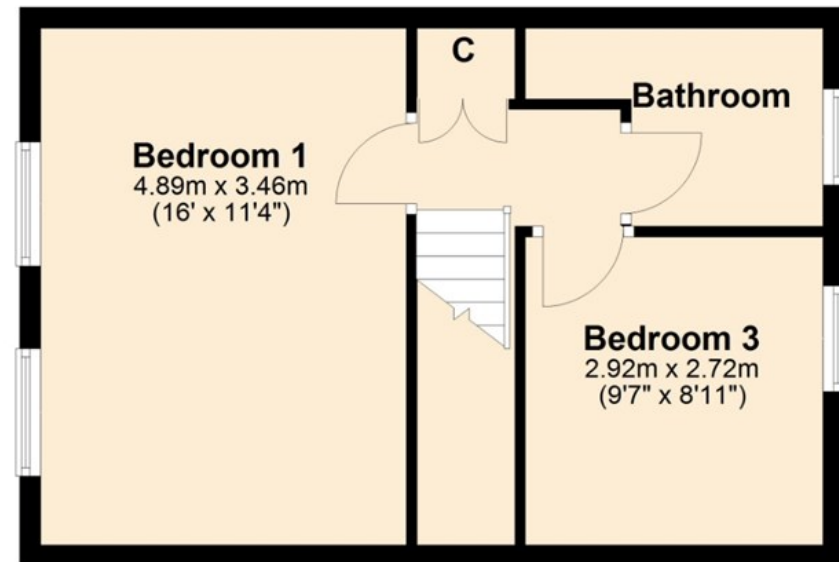
## Ground Floor

Approx. 53.8 sq. metres (579.1 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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