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# Pheasant Way, Kingsthorpe, NN2 8BJ

£290,000 Detached

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe  
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## Property Summary

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 with integrated Smeg oven, hob, fridge freezer and dishwasher.

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 perfect home. For more details or to arrange a viewing, please call Jackson Grundy on 01604 722197.

EPC Rating: E. Council Tax Band: D

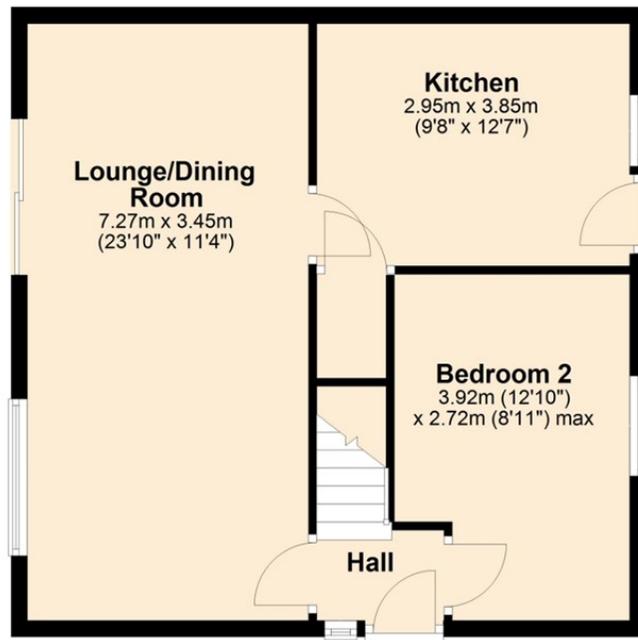




# Floorplan

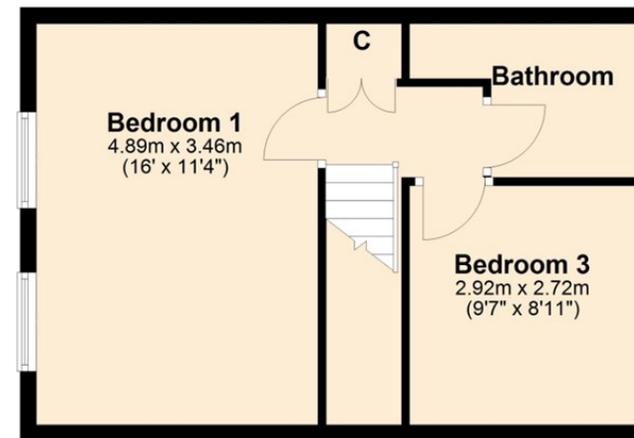
## Ground Floor

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)

## 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.



## 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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