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# Pinetrees, Weston Favell, NN3 3ET

£360,000 Detached

3 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

Offered to the market in immaculate condition throughout is this three bedroom detached family home in the sought after location of Weston Favell Village, boasting lots of potential throughout, a larger than average rear garden and off road parking as well as a garage.

## Features & Utilities

- ✓ No Chain
- ✓ Detached Family Home
- ✓ Larger Than Average Garden
- ✓ Garage
- ✓ Extended To Rear
- ✓ Quiet Cul-De-Sac Location



# Property Overview

Offered to the market in immaculate condition throughout is this three bedroom detached family home in the sought after location of Weston Favell Village, boasting lots of potential throughout, a larger than average rear garden and off road parking as well as a garage. The accommodation briefly comprises spacious entrance hall, WC, kitchen, lounge and dining room. To the first floor are three bedrooms and a bathroom. EPC Rating: D. Council Tax Band: D.

## STORM PORCH

Part obscure glazed door. Radiator. Understairs cupboard. Coving to ceiling. Doors to cloakroom/WC, lounge and kitchen. Doglegged staircase to first floor landing.

## WC

Obscure glazed window to front elevation. Radiator. WC. Wash hand basin.

## LOUNGE 4.77m x 3.15m (15'8" x 10'4")

Double glazed window to front elevation. Two radiators. Wood flooring. Coving to ceiling. Fire surround with mantle over. Tiled hearth housing gas fire.

## DINING ROOM 5.26m x 3.15m (17'3" x 10'4")

Double glazed window to side elevation. Double glazed French door with double glazed windows to rear elevation. Wood flooring. Coving to ceiling. Door to kitchen.

## KITCHEN 3.20m x 2.67m (10'6" x 8'9")

Double glazed window to rear elevation. Obscure double glazed door to side elevation. Fitted kitchen comprising wall mounted and base units with worktop over. One and a half sink and drainer. Tiled splashbacks and floor. Eye level gas oven and hob with filter hood. Built in fridge/freezer and washing machine.

## FIRST FLOOR LANDING

Double glazed window to front elevation. Doglegged staircase leading to first floor. Radiator. Access to loft with ladder. Doors to adjoining rooms.

### **BEDROOM ONE 4.00m x 4.01m (13'1" x 13'2")**

Double glazed window to rear elevation. Radiator. Fitted wardrobes. Coving to ceiling.

### **BEDROOM TWO 2.51m x 3.18m (8'3" x 10'5")**

Double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 3.15m x 1.90m (10'4" x 6'3")**

Double glazed window to front elevation. Radiator.

### **LOFT ROOM**

Three Velux windows. Power and light.

### **BATHROOM**

Two obscure double glazed windows to side elevation. Two heated towel rails. Bath. Shower cubicle. Wash hand basin. WC. Shaver point. Door to eaves storage. Part tiled.

### **OUTSIDE**

#### **FRONT GARDEN**

Part walled and hedge enclosed lawned frontage with well stocked borders with mature shrubs. Block paved driveway providing off road parking and leading to garage.

#### **GARAGE**

Up and over door. Single glazed window to rear elevation. Single glazed door to rear elevation. Power and lighting.

#### **REAR GARDEN**

Fully enclosed with fencing. Side access. Paved patio area. Mainly laid to lawn with well stocked borders with an array of mature shrubs and trees including a weeping willow. Outside tap.

### **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 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 – Off-street, 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**

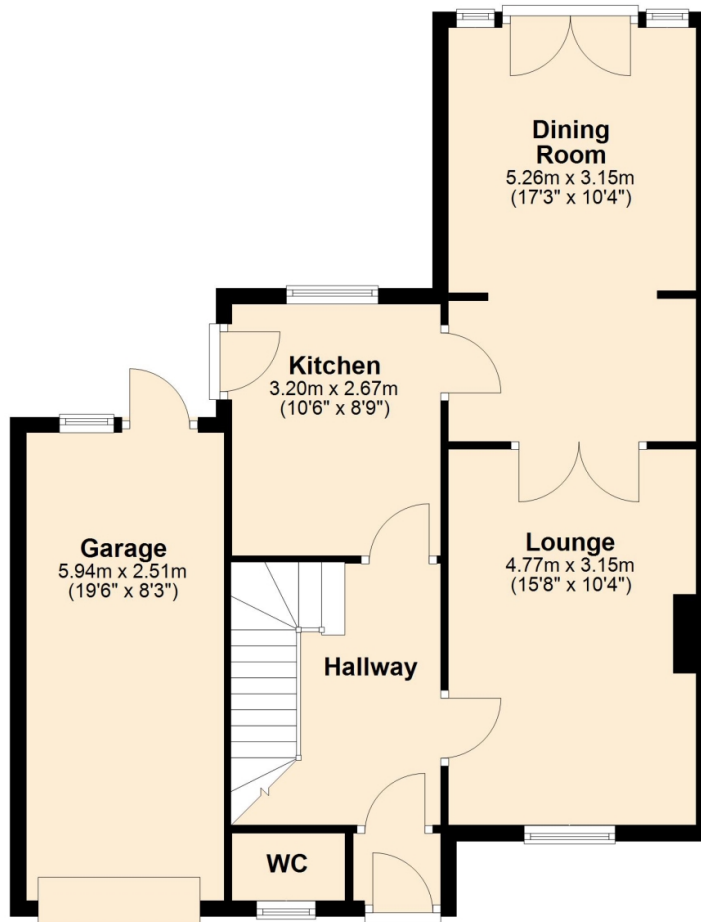
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or

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.

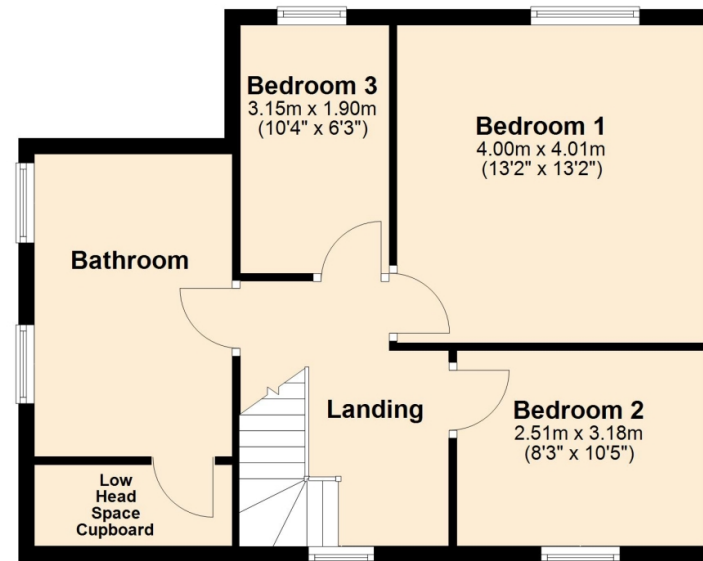


# Floorplan

Ground Floor



First Floor





# 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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