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Pittoms Lane, Barby, CV23 8TX

£330,000 - Guide Price Semi-Detached

3 1 2



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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Introducing, this well presented, extended, three-bedroom, semi-detached home. Located on a peaceful country road in the sought-after village of Barby.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Well Presented Throughout
- ✓ Desirable Village Location
- ✓ Off Road Parking
- ✓ Extended To Rear
- ✓ Utility Room
- ✓ Garage
- ✓ Outbuilding/Study
- ✓ Private Rear Garden

Property Overview

Introducing, this well presented, extended, three-bedroom, semi-detached home. Located on a peaceful country road in the sought-after village of Barby. The property features a 21ft+ lounge/dining and an 18ft+ sitting room. Additionally, there is an entrance hall, a ground-floor cloakroom, kitchen, three bedrooms, and a bath room. Outside, you'll find a spacious block-paved driveway with gravel frontage and a generous, garden at the back, complete with substantial wooden outbuilding equipped with power and lighting, perfect for a home office and a garage. EPC Rating: TBC. Council Tax Band: B

ENTRANCE HALL

Wooden entrance door. uPVC double glazed window to side elevation. Radiator. Wooden flooring. Stairs to first floor landing. Access to:

LOUNGE/DINING ROOM 6.43m x 3.95m (21'1" x 12'12")

uPVC double glazed window to front elevation. Radiator. Wooden floor. Built in gas fire place. Access to kitchen and sitting room.

KITCHEN 4.22m x 3.43m (13'10" x 11'3")

uPVC double glazed window to rear elevation. uPVC double glazed door with obscure glass to side elevation. A range of base and wall units. A range cooker with gas hob. Roll top work surfaces. Stainless steel sink and drainer with stainless steel mixer tap. Tiling to splash back areas. Space for white goods. Under-stairs pantry style cupboard. Wood effect vinyl flooring.

SITTING ROOM 5.61m x 3.10m (18'5" x 10'2")

Two wood framed Velux windows. uPVC double glazed French doors with access to the garden. uPVC double glazed windows to side elevation. Two radiators. Access to WC/Utility room. Wooden flooring.

WC/UTILITY ROOM

uPVC double glazed obscure window to side elevation. Worcester boiler. Roll top work surface. Radiator. Space for white goods. Low level WC and wall mounted wash hand basin. Tiling to splash areas. Wooden flooring.

FIRST FLOOR LANDING

Access to all bedrooms, bathroom and loft space.

BEDROOM ONE 3.33m x 4.01m (10'11" x 13'2")

Two uPVC double glazed windows to front elevation. Radiator.

BEDROOM TWO 4.63m x 2.39m (15'2" x 7'10")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 3.00m x 3.66m (9'10" x 12'0")

Two uPVC double glazed windows to side elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to rear elevation. Suite comprising low level WC, pedestal sink with stainless steel taps and P shaped bath with shower over. Tiling to splash back areas. Tiled flooring. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Bordered with wooden fencing with concrete posts and mature bushes. Gravel area and block paved driveway leading along the side of the property to the garage.

REAR GARDEN

Patio area. Raised lawed area with storage shed. Bordered with a range of mature shrubs and bushes.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band B
EPC Rating – E
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating
Parking – Parking, Driveway, 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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

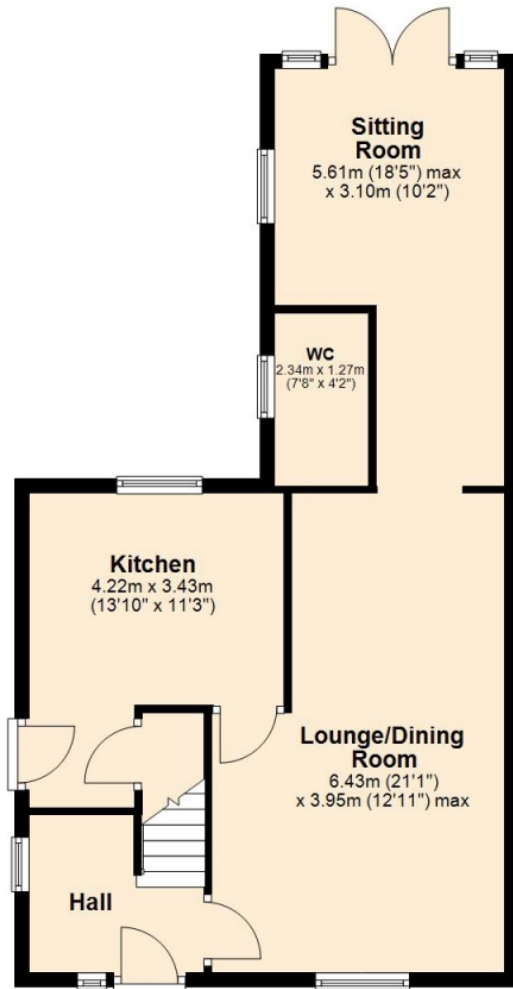
AGENTS NOTES

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

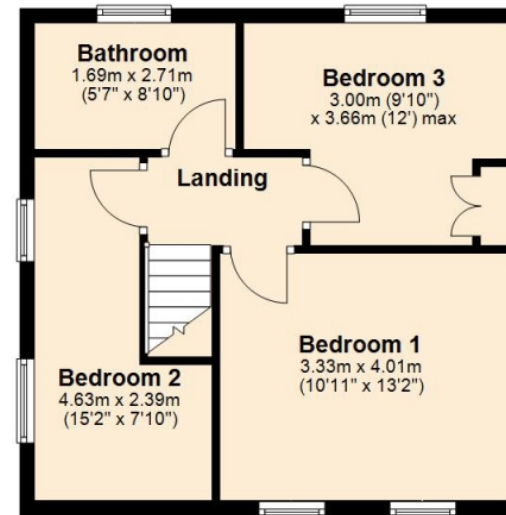
Ground Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 100.1 sq. metres (1077.5 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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