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# Raisins Field Close, Ecton Brook, Northampton, NN3 5LA

£235,000 Semi-Detached

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**Platinum Trusted Service Award**

Based on service ratings over the past year 

Department: Sales

Tenure: Freehold

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## Property Summary

This well presented three bedroom semi-detached home is offered for sale by Jackson Grundy. Located in the popular Ecton Brook.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi-Detached
- ✓ Single Garage
- ✓ Driveway
- ✓ Separate Kitchen & Dining Room
- ✓ Gas Central Heating



## Property Overview

This well presented three bedroom semi-detached home is offered for sale by Jackson Grundy. Located in the popular Ecton Brook, the home in brief comprises lounge, dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside benefits from a small front garden, with a driveway leading to a single garage, whilst the rear has been attractively laid with a raised lawn area and slate tiled patio. We recommend viewing at the earliest opportunity. EPC Rating: D. Council Tax Band: B.

### ENTRANCE PORCH

uPVC double glazed door to porch. Door to lounge.

### LOUNGE 3.18m x 4.49m (10'5 x 14'9)

uPVC double glazed window to front elevation. Radiator.

### DINING ROOM 3.00m x 2.21m (9'10 x 7'3)

uPVC double glazed doors to garden. Radiator. Laminate floor. Door to kitchen:

### KITCHEN 2.89m x 2.18m (9'6 x 7'2)

uPVC double glazed window and door to rear garden. Radiator. Fitted with a range of wall and base level units and drawers with roll top work surfaces and integrated appliances including electric double oven and four ring electric hob. Space and plumbing for further white goods. Stainless steel sink and drainer unit. Tiling to splash back areas. Understairs cupboard.

### BEDROOM ONE 3.08m x 2.49m (10'1 x 8'2)

uPVC double glazed window to front and side elevation. Radiator.

### BEDROOM TWO 2.90m x 2.49m (9'6 x 8'2)

uPVC double glazed window to rear elevation. Radiator. Laminate floor.

### BEDROOM THREE 2.24m x 2.01m (7'4 x 6'7)

uPVC double glazed window to front elevation. Radiator.

### **BATHROOM 2.01m x 1.93m (6'7 x 6'4)**

Obscure uPVC double glazed window to rear elevation. Fitted with a suite comprising P shaped panelled bath with shower over, low level WC and pedestal wash hand basin. Wall mounted heated towel rail. Largely tiled walls with splashback panels to bath/shower area.

### **OUTSIDE**

#### **FRONT GARDEN**

Steps to front door. Small bedding area. Paved driveway leading to single garage.

#### **GARAGE**

uPVC double glazed door to garden. Electric remote roller door. Power and light connected. Electric car charging point.

#### **REAR GARDEN**

Raised lawned garden with timber sleepers for retaining wall. Slate paved patio. Bedding areas to borders. Enclosed by timber panel fencing

### **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 – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

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

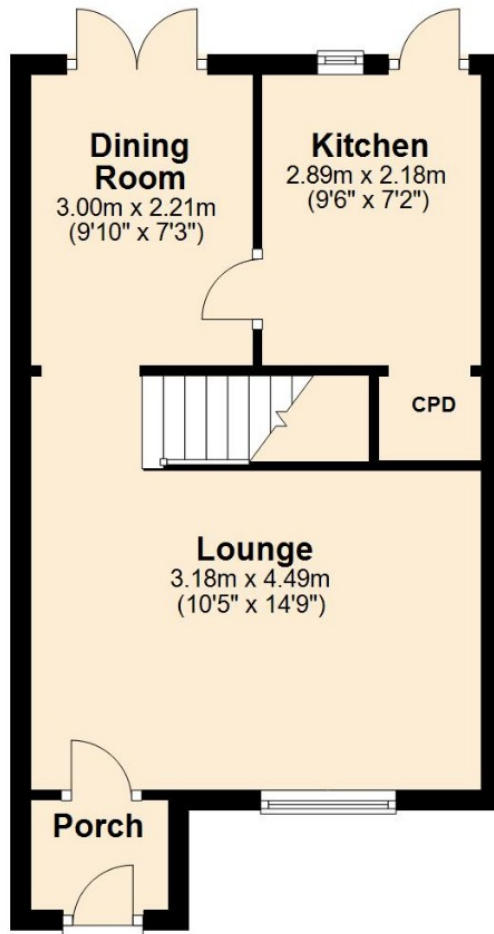
### **AGENTS NOTES**

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

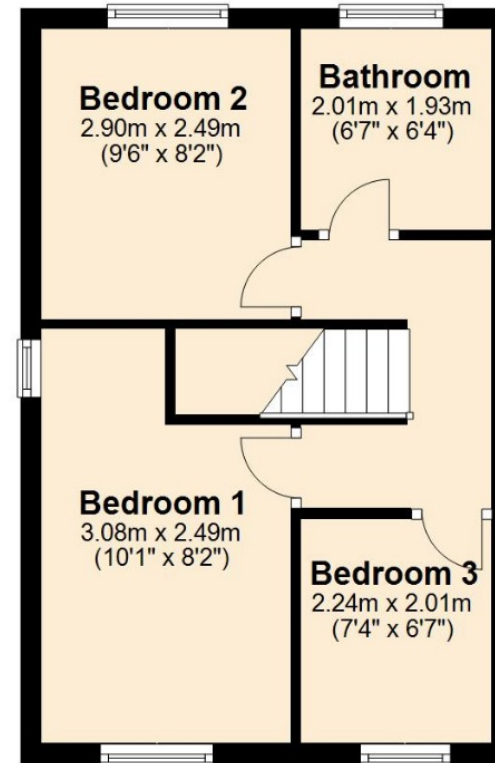
## Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



## First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



Total area: approx. 66.1 sq. metres (711.6 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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