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# Reynard Way, Kingsthorpe, NN2 8QS

£250,000 - Guide Price Bungalow

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Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe

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## Property Summary

Situated on a corner plot is this two bedroom detached bungalow with detached single garage and no onward chain.

## Features & Utilities

- ✓ Bungalow
- ✓ Sought After Location
- ✓ Garage
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Conservatory
- ✓ Two Bedrooms
- ✓ Low Maintenance Rear Garden
- ✓ Shower Room
- ✓ NO ONWARD CHAIN



## Property Overview

Situated on a corner plot is this two bedroom detached bungalow with detached single garage and no onward chain. The accommodation comprises entrance hall, kitchen/breakfast room, lounge, conservatory, two bedrooms and family bathroom. To the rear is a pleasant garden with patio area and lawn area with established shrubs and trees. To the front of the property is a wrap around garden, with lawn area, driveway to the front of the property and single garage and driveway to the rear. Offered with NO ONWARD CHAIN, please call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax Band: C.

### ENTRANCE

Enter via uPVC double glazed door into entrance porch. uPVC double glazed windows to side elevations. Door into hall.

### HALLWAY

Storage cupboard. Doors to kitchen, lounge, bedrooms and bathroom.

### KITCHEN 4.60m x 2.79m (15'1" x 9'2")

uPVC double glazed windows to side and rear elevation. Radiator. Vinyl flooring. Base and wall mounted wood effect cupboards with work surface over and tiled splashbacks. Space for fridge freezer. Freestanding oven with extractor over. Dishwasher and washing machine. Sink and drainer with mixer tap over.

### LOUNGE 5.99m x 3.51m (19'8" x 11'6")

uPVC double glazed sliding doors to rear conservatory. Two radiators. Coving to ceiling.

### CONSERVATORY 1.88m x 3.51m (6'2" x 11'6")

uPVC double glazed windows to sides and rear elevation with double doors onto garden. Vinyl flooring.

### BEDROOM ONE 2.59m x 3.51m (8'6" x 11'6")

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

### **BEDROOM TWO 4.57m x 2.79m (15' x 9'2")**

uPVC double glazed window to front elevation. Radiator. Laminate flooring.

### **SHOWER ROOM 1.88m x 1.70m (6'2" x 5'7")**

Obscured uPVC double glazed window to side elevation. Radiator. Tiled floor and walls. Low level WC. Wall mounted sink. Corner enclosed shower cubicle with wall mounted shower.

### **OUTSIDE**

#### **FRONT GARDEN**

Lawned garden area. Block paved driveway to the front and second driveway parking space to the front of the single garage. Brick built garage with up and over door.

#### **GARAGE**

Single garage. Electric door.

#### **REAR GARDEN**

Blocked paved patio area with lawned area and various shrubs. Enclosed by timber fencing.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

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 – Driveway, Single 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

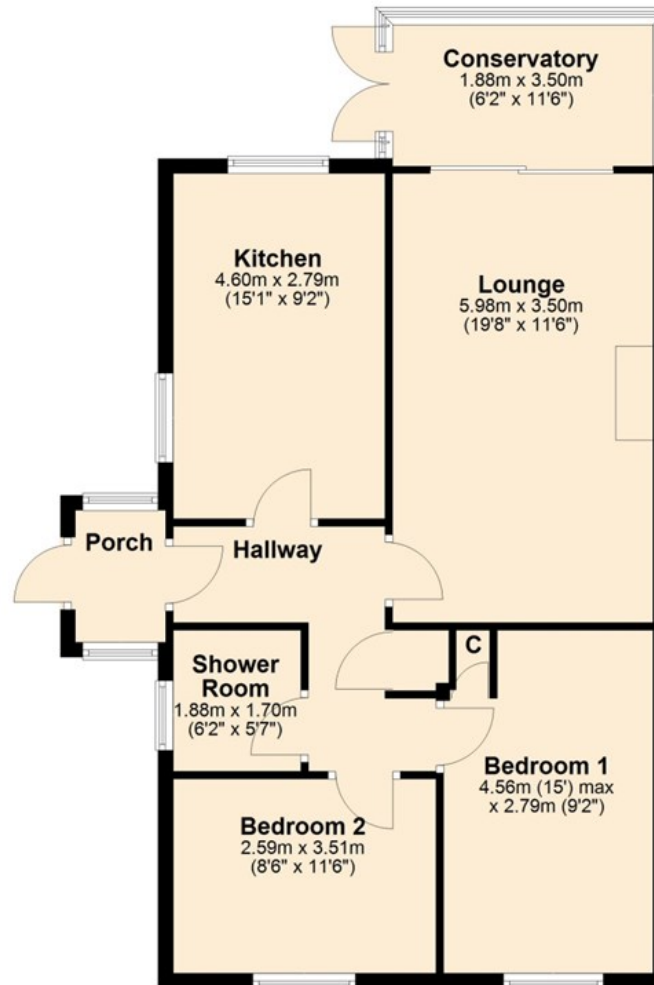
### AGENTS NOTES

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. 77.2 sq. metres (831.4 sq. feet)



Total area: approx. 77.2 sq. metres (831.4 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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