



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Reynard Way, Kingsthorpe, Northampton, NN2 8QX

£310,000 Detached

3 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe  
66 Harbough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197  
Email Us [kingsthorpe@jacksongrundy.co.uk](mailto:kingsthorpe@jacksongrundy.co.uk)







## Property Summary

Jackson Grundy is delighted to bring to the market this three bedroom detached family home situated in the ever popular and sought after Kingsthorpe location.

## Features & Utilities

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Ground Floor Study
- ✓ Cloakroom
- ✓ Generous Lounge
- ✓ Dining Room
- ✓ Driveway
- ✓ Part Garage Space
- ✓ Sought After Location
- ✓ No Chain

# Property Overview

Jackson Grundy is delighted to bring to the market this three bedroom detached family home situated in the ever popular and sought after Kingsthorpe location. The generous accommodation comprises entrance porch, dining room, downstairs WC, home office/study, kitchen and twenty three foot lounge. To the first floor you will find three well-proportioned bedrooms and family shower room. Externally you find block paved frontage offering off-road parking, and a private well-kept rear garden mainly laid to lawn. Further benefits include double glazing throughout, ample storage and no onward chain. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D. Council Tax Band: D.

## ENTRANCE

Enter porch to front leading to the carpeted inner hall. Radiator.

## WC

Low level WC. Wash hand basin.

## OFFICE/STUDY 3.25m x 2.45m (10'8 x 8)

Double glazed window to rear elevation. Carpeted.

## DINING ROOM 3.53m x 4.10m (11'7 x 13'5)

Double glazed patio doors to rear elevation. Carpeted. Radiator. Access into kitchen and lounge. Carpeted stairs rising to the first floor.

## LOUNGE 3.40m x 7.26m (11'2 x 23'10)

Double glazed windows to front and side elevations. Two radiators. Carpeted. Access into kitchen:

## KITCHEN 3.60m x 2.96m (11'10 x 9'9)

Double glazed window to rear elevation. External doors to side elevation. A range of base and wall mounted units. Integrated cooking appliances. Stainless steel sink with drainer. Lino flooring.

## FIRST FLOOR LANDING

Carpeted first floor landing with access to all rooms, loft access and fitted storage cupboard.

#### **BEDROOM ONE 3.43m x 3.86 (11'3 x 12'8)**

Double glazed window to side elevation. Radiator. Carpeted. Fitted wardrobe.

#### **BEDROOM TWO 2.61m max x 3.96m (8'7 x 13')**

Double glazed window to side elevation. Radiator. Carpeted. Two fitted storage cupboards.

#### **BEDROOM THREE 2.74m x 2.50m (9' x 8'3)**

Double glazed window to front elevation. Radiator. Carpeted. Eaves storage.

#### **SHOWER ROOM 1.70m x 3.15m (5'7 x 10'4)**

Obscured double glazed window to rear elevation. Heated towel rail. Three piece shower suite to include low level WC, wash hand basin and shower cubicle. Tiled flooring.

#### **OUTSIDE**

##### **FRONT GARDEN**

Low maintenance. Artificial lawn. Blocked paved off-road parking for two vehicles on approach to entrance.

##### **REAR GARDEN**

Private rear garden. Patio seating area. Low maintenance. Artificial lawn. Mainly enclosed by timber fencing with pedestrian side access.

#### **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 – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

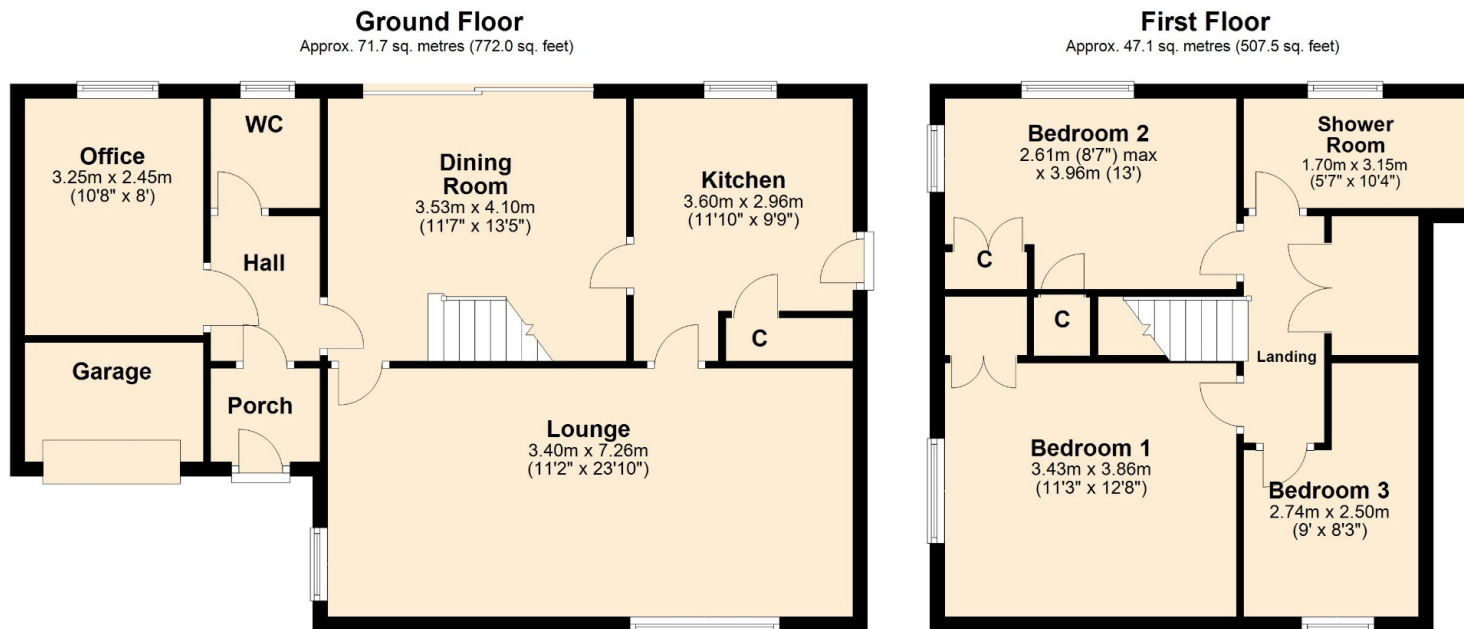
### DRAFT DETAILS

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



Total area: approx. 118.9 sq. metres (1279.5 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Kingsthorpe**  
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

**Call Us** 01604 722197  
**Email Us** [kingsthorpe@jacksongrundy.co.uk](mailto:kingsthorpe@jacksongrundy.co.uk)

