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# Rievaulx Way, Monksmoor, NN11 2PG

£310,000 Semi-Detached

3 2 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold







## Property Summary

Introducing this well-presented, three bedroom, semi detached property located on the highly desirable Monksmoor Estate, on the doorstep of the countryside boasting country walks with the grand union canal and the local country park both within walking distance.

## Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Semi-Detached
- ✓ Desirable Location
- ✓ En-Suite
- ✓ Multiple Off Road Parking
- ✓ Enclosed Rear Garden
- ✓ WC
- ✓ Close to Local Amenities/School
- ✓ Countryside Walks
- ✓ uPVC Double Glazing/Gas Central Heating

# Property Overview

Introducing this well-presented, three bedroom, semi detached property located on the highly desirable Monksmoor Estate, on the doorstep of the countryside boasting country walks with the grand union canal and the local country park both within walking distance. Close proximity to schools and other local amenities make this the ideal family home. Full accommodation comprises; entrance hall, WC, kitchen/ diner, living room with French doors opening to the garden. To the first floor are three double bedrooms, en-suite to main and a family bathroom. Outside, there is a driveway providing off road parking for several cars, enclosed rear garden and low maintenance frontage. EPC Rating: B. Council Tax Band: C.

## ENTRANCE

Access via composite door. Radiator. Access to all ground floor rooms. Stairs rising to first floor. Vinyl flooring.

## WC

uPVC obscure double glazed window to front elevation. Radiator. Pedestal wash hand basin. Low level WC. Tiling to splashback areas. Vinyl flooring.

## KITCHEN/DINING ROOM 4.80m x 2.88m (15'8" x 9'5")

uPVC double glazed window to front elevation. Range of wall mounted and base level units with roll top work surface over. Integrated single oven, gas hob and concealed extractor hood. Stainless steel sink with stainless steel mixer tap. Integrated fridge freezer and dishwasher. Vinyl flooring.

## LOUNGE 3.56m x 5.05m (11'8" x 16'6")

uPVC double glazed French doors and window to rear elevation. Radiator. Carpeted flooring. Access to understairs storage.

## FIRST FLOOR LANDING

Access to bedrooms one, two, three and family bathroom.

## BEDROOM ONE 4.94m x 2.80m (16'2" x 9'2")

uPVC double glazed window to front elevation. Radiator. Carpeted flooring. Built in wardrobe. Access to en-suite.

## EN-SUITE 2.33m x 1.44m (7'7" x 4'8")

Low level WC. Pedestal wash hand basin with stainless steel mixer tap. Double shower cubicle with tiling to splashback areas. Half height wall tiling.

Heated towel rail and vinyl flooring.

### **BEDROOM TWO 3.46m x 2.83m (11'4" x 9'3")**

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

### **BEDROOM THREE 3.60m x 2.13m (11'9" x 6'11")**

uPVC double glazed window to rear elevation. Radiator. Carpeted flooring.

### **BATHROOM 1.76m x 2.13m (5'9" x 6'11")**

uPVC obscure double glazed window to rear elevation. Panel bath with stainless steel taps and hand held shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Vinyl flooring.

## **OUTSIDE**

### **FRONT GARDEN**

Is made up of mature shrubs and patio pathway leading to front door. Driveway for two vehicles.

### **REAR GARDEN En**

Enclosed with wooden fencing. Patio sections. Flower bed borders to side. Gated access to driveway.

## **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 C



EPC Rating – B

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

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

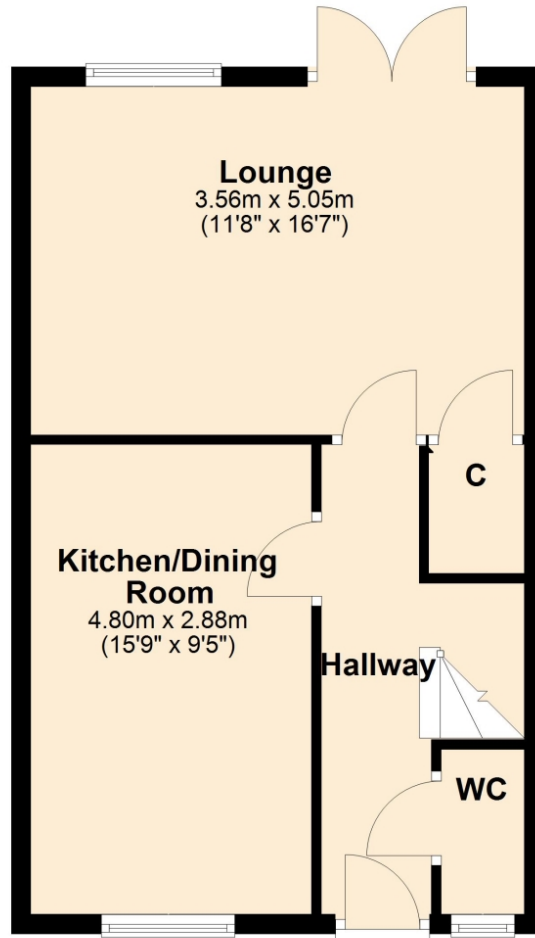
### AGENTS NOTES

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

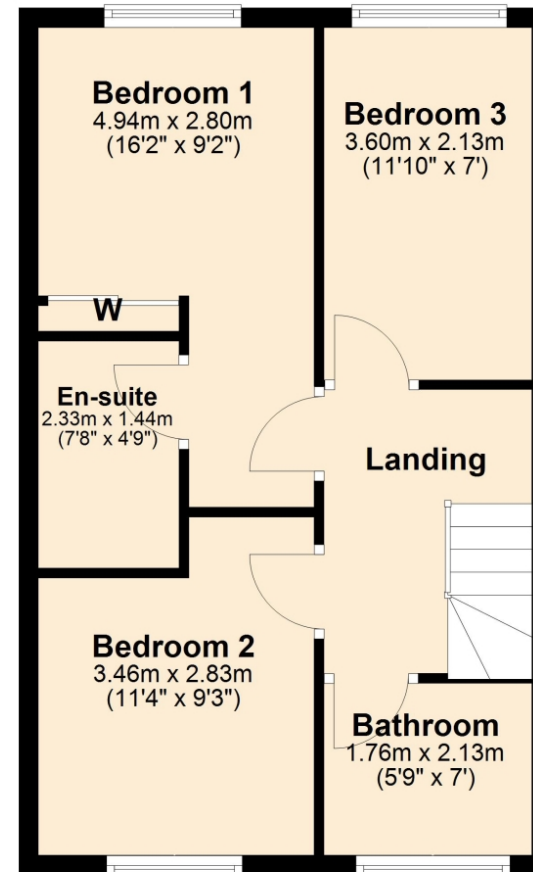
## Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 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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