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Rush Close, Hartwell, NN7 2LD

£320,000 Detached

3 1 1



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feefo

Department: Sales

Tenure: Freehold



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Property Summary

MUCH IMPROVED VILLAGE HOME. A three-bedroom detached house situated in the desirable South Northants village of Hartwell with many local amenities to include a top-rated primary school.

Features & Utilities

- ✓ Village Location
- ✓ Cul-de-Sac Position
- ✓ Louange with Wood Burner
- ✓ Three Bedrooms
- ✓ Re-fitted Kitchen and Bathroom
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Enclosed Garden
- ✓ Highly Recommended

Property Overview

MUCH IMPROVED VILLAGE HOME. A three-bedroom detached house situated in the desirable South Northants village of Hartwell with many local amenities to include a top-rated primary school. Further benefits include replacement double glazing, and gas central heating system to radiators with accommodation offering entrance hall, lounge with wood burner, re-configured and re-fitted open plan kitchen/dining room with French doors to garden, first floor landing, three bedrooms, family bathroom, front garden with driveway and a gate through to an enclosed rear garden. The integral garage has been modified to be used as a playroom/study although the garage door remains in situ. EPC Rating: E. Council Tax band: C.

ENTRANCE PORCH hallway

Enter via replacement composite door. Double glazed window to front elevation. Tiled effect lam flooring. Feature glazed door to lounge and door to garage being used as follows.

HALLWAY 1.73m x 2.16m (5'8" x 7'1")

Natural light from garage door in situ. Cupboard housing gas fired boiler and gas meter. Wood laminate flooring.

STUDY/PLAYROOM 3.33m x 2.41m (10'11" x 7'11")

Wood laminate flooring. Cupboard housing electric meter and consumer unit.

LOUNGE 4.32m x 3.36m (14'2" x 11')

Double glazed window to front elevation. Radiator. Chimney breast and wood burner. Stairs to first floor. Wood laminate flooring which continues into dining area.

KITCHEN/DINING ROOM 3.48m x 5.95m (11'5" x 19'6")

Double glazed window to rear elevation. Double glazed French doors leading to garden. Vertical radiator. Refitted wall mounted and base units with work surface including sink and drainer with mixer tap. Built in electric hob, oven and extractor hood. Built in dishwasher and fridge freezer. Space for washing machine. Continued wood laminated flooring. Featured panelled wall in dining area.

FIRST FLOOR LANDING

Access to loft space. Overstairs shelved recess. Wood laminate flooring.

BEDROOM ONE 3.69m x 3.33m (12'1" x 10'11")

Double glazed window to rear elevation. Radiator. Overstairs bulk head.

BEDROOM TWO 3.25m x 3.40m (10'8" x 11'2")

Double glazed window to front elevation. Radiator. Wood laminate flooring. Wardrobe recess.

BEDROOM THREE 2.54m x 2.54m (8'4" x 8'4")

Double glazed window to front elevation. Radiator. Wood laminate flooring.

BATHROOM 2.49m x 2.55m (8'2" x 8'4")

Obscure double glazed window to rear elevation. Ladderstyle radiator. Freestanding bath with feature tap and shower attachment. Low level WC. Wash hand basin in vanity unit. Tiled floor.

OUTSIDE

FRONT GARDEN

Laid to lawn. Hedging at fence boundary. Driveway providing off road parking. Side gate to garden.

REAR GARDEN

Paved patio and lawned beyond. Timber decked seating area. Beds.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band C
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 – Gas Central Heating
Parking – 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

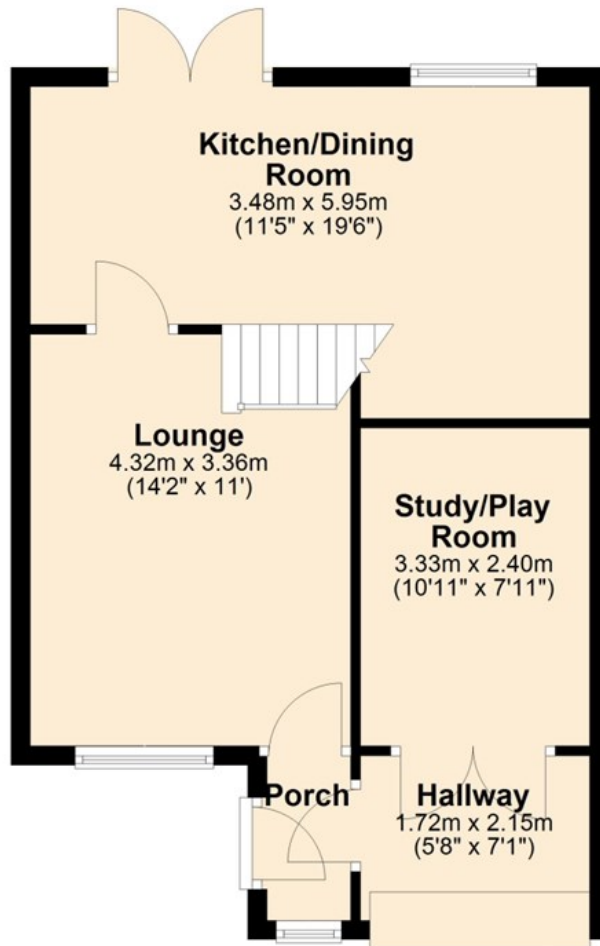
AGENTS NOTES

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

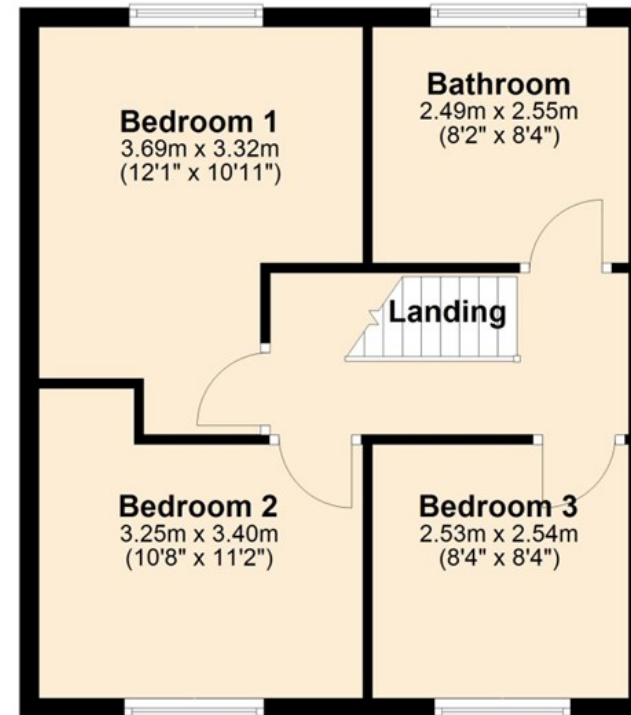
Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 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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