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Sandhills, Spratton, Northamptonshire, NN6 8HJ

£250,000 Semi-Detached

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**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Long Buckby
3 Market Place, Long Buckby, Northampton, NN6 7RR

Call Us 01327 842093
Email Us longbuckby@jacksongrundy.co.uk





Property Summary

A two bedroom semi detached property with a plot that extends to three sides and provides scope for extension, subject to planning. It has a large porch, hall, lounge with log burner, 18'5 kitchen / dining room, rear hall, utility room and cloakroom plus two double bedrooms and a bathroom.

Features & Utilities

- ✓ Semi Detached
- ✓ Two Double Bedrooms
- ✓ Kitchen / Dining Room
- ✓ Utility Room
- ✓ Cloakroom
- ✓ Large Driveway
- ✓ Side & Rear Gardens
- ✓ Scope For Extension
- ✓ uPVC Double Glazing
- ✓ Radiator Heating

Property Overview

A two bedroom semi detached property with a plot that extends to three sides and provides scope for extension, subject to planning. It has a large porch, hall, lounge with log burner, 18'5 kitchen / dining room, rear hall, utility room and cloakroom plus two double bedrooms and a bathroom. Outside there is a four car gated driveway, useable south facing side garden with large shed / workshop and a west facing rear garden. The property has uPVC double glazing and radiator heating. EPC Rating C. Council Tax Band B.

COVERED PORCH

Front door to:

ENTRANCE HALL

Window to front elevation. Stairs rising to first floor landing.

LOUNGE 3.81m x 3.97m (12'6 x 13'0)

Window to front elevation. Radiator. Fireplace with log burner.

KITCHEN / DINING ROOM 2.67m x 5.61m (8'9 x 18'5)

Two windows to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces. Built in oven and hob. One and a half bowl sink and drainer unit. Tiled splash backs. Space for washing machine.

REAR HALL

Door to porch.

UTILITY ROOM 2.67m x 2.06m (8'9 x 6'9)

Window to rear elevation. Radiator. Fitted with a range of units. Space for freezer, tumble dryer etc.

CLOAKROOM

Radiator. WC and wash hand basin. Tiled splash backs. Tiled floor.

FIRST FLOOR LANDING

Window to side elevation. Access to loft space.

BEDROOM ONE 3.02m x 4.01m (9'11 x 13'2)

Window to front elevation. Radiator. Built in cupboard.

BEDROOM TWO 3.45m x 2.97m (11'4 x 9'9)

Window to rear elevation. Radiator.

BATHROOM 1.68m x 1.91m (5'6 x 6'3)

Window to rear elevation. Radiator. Suite comprising bath with shower over, WC and wash hand basin. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Gates lead onto a concrete and gravel driveway for four cars.

SIDE GARDEN

Lawn and paved patio area. 15'6 x 9'6 wooden shed / workshop.

REAR GARDEN

Paved patio. Lawn with borders. Two garden sheds.

DRAFT DETAILS

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

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 – Mains

EV Car Charge Point – Mains

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 – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

AGENTS NOTES

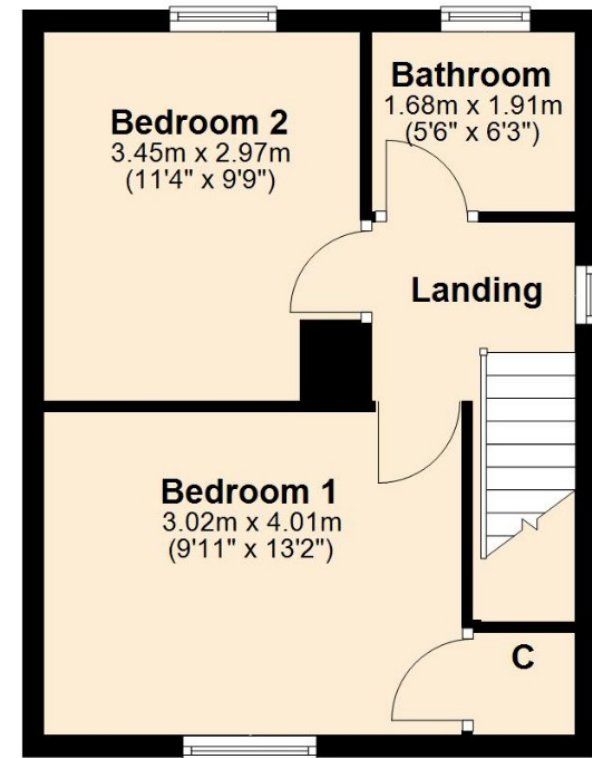
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor



Total area: approx. 89.9 sq. metres (968.0 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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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

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