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St. Lukes Close, Spratton, NN6 8HS

£285,000 Semi-Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A semi-detached dormer bungalow with adaptable accommodation, lovely garden and a 9m x 3m garage. It has a hall, lounge with log burner, 16 foot 2 inch kitchen/dining room with doors to the garden, two ground floor bedrooms and bathroom plus a first floor bedroom with en-suite.

Features & Utilities

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Adaptable Accommodation
- ✓ Two Ground Floor Bedrooms
- ✓ Kitchen / Dining Room
- ✓ En-Suite
- ✓ 3m x 9m Garage
- ✓ Five Car Driveway
- ✓ No Onward Chain

Property Overview

A semi-detached dormer bungalow with adaptable accommodation, lovely garden and a 9m x 3m garage. It has a hall, lounge with log burner, 16 foot 2 inch kitchen/dining room with doors to the garden, two ground floor bedrooms and bathroom plus a first floor bedroom with en-suite. The garden features attractive seating areas, lawn and vegetable patch plus there is a parking for five vehicles and a large garage. EPC Rating: D. Council Tax Band: C.

ENTRANCE HALL

Radiator.

LOUNGE 4.37m x 3.15m (14'4" x 10'4")

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

KITCHEN / DINING ROOM 4.93m x 3.23m (16'2" x 10'7")

Two windows to side elevation. Double doors to rear. Radiator. Wall mounted and base units. Twin stainless steel sink unit. Wine rack. Tiled floor and splashbacks. Space for fridge/freezer, washing machine and tumble dryer. Stairs to first floor landing.

BEDROOM TWO 3.84m x 3.15m (12'7" x 10'4")

Window to rear elevation. Radiator.

BEDROOM THREE 2.26m x 2.84m (7'5" x 9'4")

Window to front elevation. Radiator.

BATHROOM 1.90m x 1.88m (6'3" x 6'2")

Window to rear elevation. Bath with shower attachment. WC. Wash hand basin. Tiled splashbacks. Heated towel rail. Electric under floor heating.

FIRST FLOOR LANDING

Window to rear elevation.

BEDROOM ONE 3.68m x 3.66m (12'1" x 12')

Two Velux windows to front elevation. Velux window to rear elevation. Radiator. Airing cupboard.

EN-SUITE 1.73m x 1.93m (5'8" x 6'4")

Window to side elevation. Shower. WC. Wash hand basin. Tiled splashbacks. Heated towel rail.

OUTSIDE

FRONT GARDEN

Parking for three vehicles. Gates leading to driveway for further two vehicles.

GARAGE

Double doors. Door and window to side elevation. Power and lighting.

REAR GARDEN

Raised decking area. Paved patio. Pond and lawned area. Vegetable patch, greenhouse and garden sheds.

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 – D

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 – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

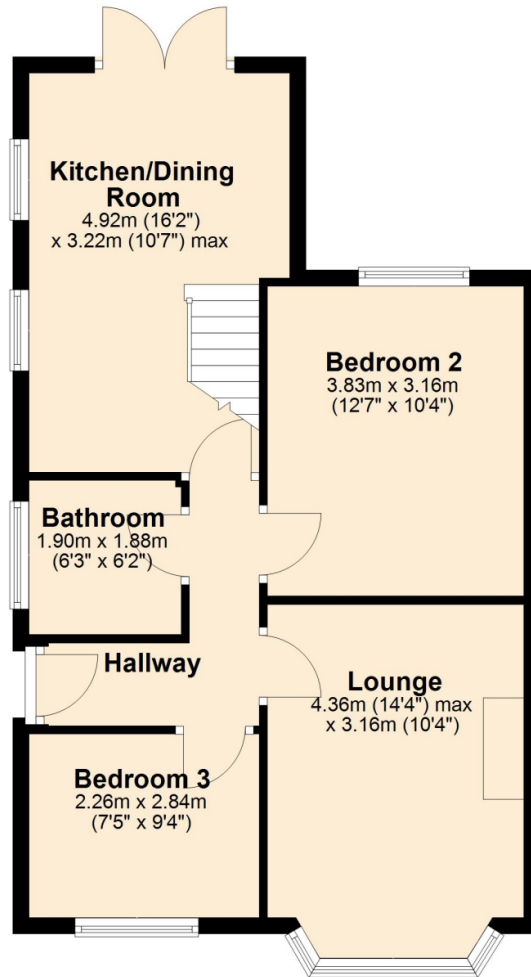
AGENTS NOTES

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

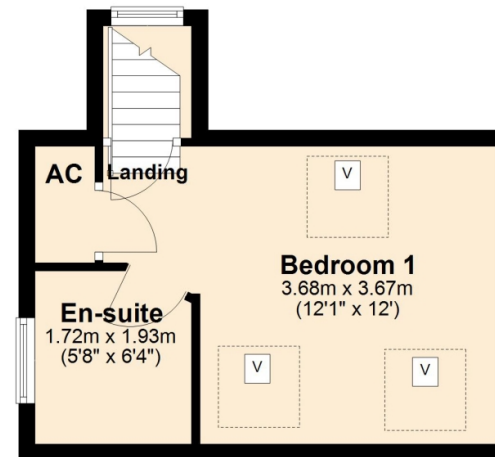
Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.8 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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