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# Stoneway, Hartwell, Northampton, NN7 2JY

£365,000 Detached

4 1 2



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)







## Property Summary

DOUBLE GARAGE & DRIVEWAY. A chance to acquire this detached house situated on a corner plot on this no through development in the desirable South Northants village of Hartwell.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Village Location
- ✓ Corner Plot Position
- ✓ Separate Reception Rooms
- ✓ Four Bedrooms
- ✓ Downstairs WC
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Double Width Driveway & Garage
- ✓ Garden & Decking

## Property Overview

DOUBLE GARAGE & DRIVEWAY. A chance to acquire this detached house situated on a corner plot on this no through development in the desirable South Northants village of Hartwell. Further benefits include double glazing, gas central heating to radiators with accommodation offering entrance hall, downstairs WC, galley style kitchen with door to separate dining room, sitting room, first floor landing, four bedrooms, family bathroom, open plan front garden extending to the side and a detached double width garage and driveway to the rear with a gate through to an enclosed garden enjoying a fair degree of privacy. NO ONWARD CHAIN. EPC Rating: C. Council Tax Band: D

### ENTRANCE HALL

uPVC glass panel entrance door. Radiator. Staircase rising to first floor landing. Understairs cupboard. Coving. Doors to:

### WC

uPVC obscure double glazed window to side elevation. Low level WC and wash hand basin. Tiling to splash back areas.

### LOUNGE 4.75m x 3.51m (15'7 x 11'6)

uPVC double glazed window to front elevation. Radiator. Coving. Brick fireplace with wooden mantel. Glass panel double doors to dining room.

### DINING ROOM 3.89m x 2.82m (12'9 x 9'3)

uPVC double glazed window to rear elevation. Radiator.

### KITCHEN 4.62m x 2.49m (15'2 x 8'2)

uPVC double glazed window to side elevation. uPVC double glazed door to garden. Wall and base units. Work surfaces. Space for dishwasher, washing machine and fridge/freezer. Combination boiler. Space for oven. Stainless steel sink with mixer tap over. Tiling to splash back areas.

### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space. Airing cupboard.

### BEDROOM ONE 4.50m x 2.57m (14'9 x 8'5)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

### **BEDROOM TWO 3.89m x 2.62m (12'9 x 8'7)**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 3.05m x 2.77m (10'0 x 9'1)**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

### **BEDROOM FOUR 3.12m x 3.02m (10'3 x 9'11)**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

### **BATHROOM**

uPVC obscure double glazed window to side elevation. Suite comprising bath with shower over, pedestal wash hand basin and low level WC. Tiling to splash back areas.

### **OUTSIDE**

#### **FRONT GARDEN**

Mainly laid to lawn with footpath leading to front door.

#### **DOUBLE GARAGE**

Situated at the rear. Two up and over doors. Power and light connected. Double width driveway for extra parking.

#### **REAR GARDEN**

Decked adjacent to the rear of the property. Mainly laid to lawn with pathway leading to rear access and double garage. Enclosed via timber fence. Lean to storage shed on rear of garage. Gated access.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

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

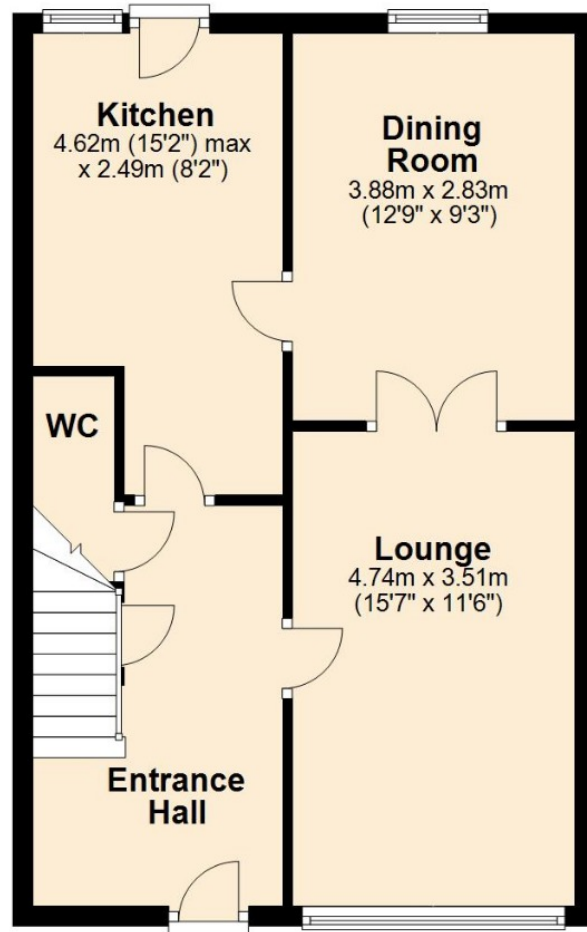
### **AGENTS NOTES**

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

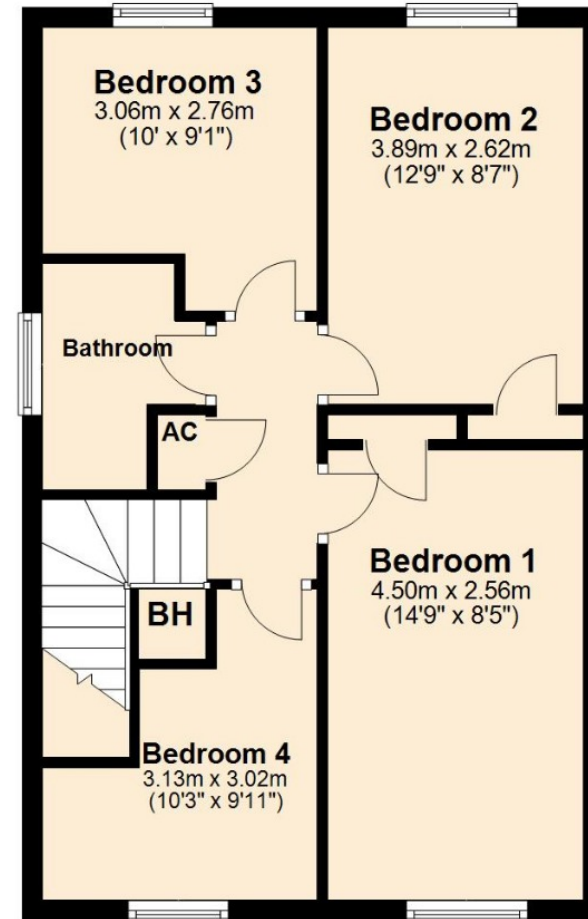
## Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 98.2 sq. metres (1057.2 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)

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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