



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Sunningdale Close, Kingsley, Northampton, NN2 7LR

£279,000 - Guide Price Semi-Detached Bungalow



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



**Jackson Grundy Estate Agents - Kingsley**  
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

**Call Us** 01604 715000  
**Email Us** [kingsley@jacksongrundy.co.uk](mailto:kingsley@jacksongrundy.co.uk)







## Property Summary

A three bedroom semi detached bungalow located in a great location.

## Features & Utilities

- ✓ Three Bedroom Bungalow
- ✓ Immaculate Condition
- ✓ Good Location
- ✓ Off Road Parking & Garage
- ✓ Refitted Kitchen and Bathroom
- ✓ Newly Installed Electrics
- ✓ New Combination Boiler
- ✓ WC
- ✓ Cul-De-Sac Location
- ✓ Close To Amenities

# Property Overview

An immaculate and much improved three bedroom semi detached bungalow located in a great location close to local amenities. The current owner has replaced the kitchen, shower room, floorings and decor. The accommodation comprises entrance hall, three bedrooms, refitted shower room, lounge, sun room, kitchen and lean to. The loft room has been boarded and has planning to convert a further bedroom with en-suite. The outside areas include a wrap around garden, front garden, single garage and an outside WC. Further benefits include a new boiler and new electrics. Please call 01604 715000. EPC Rating: TBC. Council Tax Band: C

## PORCH

Composite entrance door.

## HALL

Radiator. Laminate flooring. Access to loft room. Doors to:

## BEDROOM ONE 4.09m x 3.18m (13'5 x 10'5)

uPVC double glazed bay window to front elevation. Radiator. Laminate flooring.

## BEDROOM TWO 2.25m x 2.87m (7'5 x 9'5)

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

## BEDROOM THREE 2.24m x 2.87m (7'4 x 9'5)

uPVC double glazed window to side elevation. Radiator. Laminate flooring.

## SHOWER ROOM

Obscure uPVC double glazed window to side elevation. A fully refitted shower room which has been tiled throughout and comprises shower, WC and wash hand basin.

## LOUNGE 4.14m x 3.18m (13'7 x 10'5)

uPVC double glazed patio doors to elevation. Radiator. Laminate flooring. Spotlights.

### **SUN ROOM 3.30m x 2.52m (10'10 x 8'3)**

uPVC double glazed patio doors to elevation. Radiator. Space for dining furniture.

### **KITCHEN 3.18m x 2.87m (10'5 x 9'5)**

uPVC double glazed window to rear elevation. Refitted range of modern wall and base units with work surfaces over. Large sink and drainer. with mixer tap over. Spotlights. Tiling to splash back areas. Extractor. Door to:

### **LEAN TO 3.43m x 1.52m (11'3 x 5')**

Tiled. Space and plumbing for washing machine and tumble dryer. Combination boiler.

## **OUTSIDE**

### **FRONT GARDEN**

Parking for two cars via block paved driveway with access to garage, side gate and front door.

### **GARAGE 5.0m x 2.37m (16'5 x 7'9)**

Up and over door. Power and light.

### **REAR GARDEN**

A wrap around garden which includes a modern patio area. Raised beds and vegetable plots. Side access. Shed. Access to garage and WC.

### **WC**

Tiled. Low level WC and wash hand basin.

## **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**

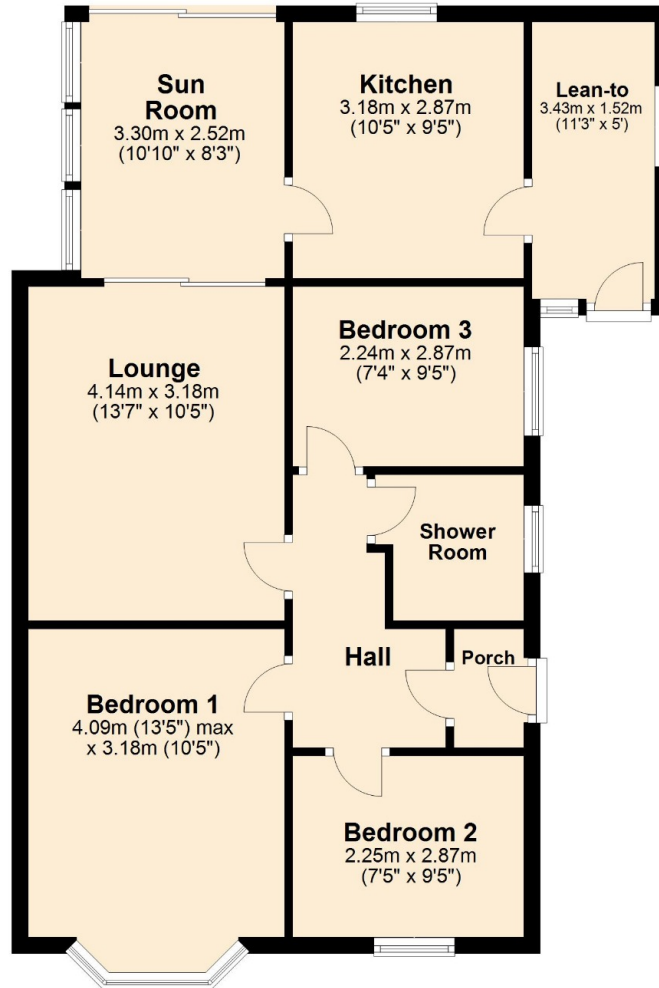
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

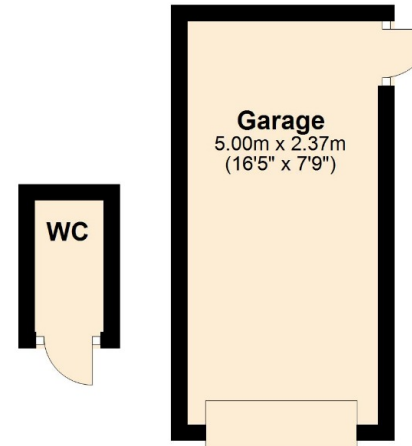
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



## Outside



## First Floor





# 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)

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

**Jackson Grundy Estate Agents - Kingsley**  
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

**Call Us** 01604 715000  
**Email Us** [kingsley@jacksongrundy.co.uk](mailto:kingsley@jacksongrundy.co.uk)

