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# Tanfield Lane, Abington, Northampton, NN1 5RN

£535,000 - Offers Over Detached

5 2 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Abington  
343 Wellingborough Road, Abington, Northampton, NN1 4ER

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## Property Summary

A spacious and cleanly refurbished five bedroom detached property located within a sought after road in Rushmere Northampton. The property has been neutrally refurbished throughout by the current owners to create a great blank canvas for the next homeowner. The accommodation comprises open plan entrance

## Features & Utilities

- ✓ Detached Five Bedroom Home
- ✓ Double Garage
- ✓ No Onward Chain
- ✓ Refurbished Throughout
- ✓ Ample Off Road Parking
- ✓ Sought After Location



# Property Overview

A spacious and cleanly refurbished five bedroom detached property located within a sought after road in Rushmere Northampton. The property has been neutrally refurbished throughout by the current owners to create a great blank canvas for the next homeowner. The accommodation comprises open plan entrance hall, dining room, kitchen/breakfast room with utility off, downstairs cloakroom/WC and dual aspect lounge. The first floor provides four double bedrooms, with the master benefiting from an en-suite and walk through wardrobe area, and a re-fitted family bathroom. Outside, the frontage has been block paved providing ample off road parking which then leads to the double the double garage. To the rear is an enclosed rear garden. Call 01604 231111 to book a viewing. EPC Rating: C. Council Tax Band: F

## ENTRANCE HALL

uPVC double glazed entrance door. uPVC double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Door to lounge, kitchen, WC and double doors leading to dining room. Storage cupboard.

## WC

Obscure uPVC double glazed window to front elevation. Radiator. Laminate flooring. WC and wash hand basin.

## DINING ROOM 3.58m x 3.25m (11'9 x 10'8)

uPVC double glazed box bay window to rear elevation. Radiator.

## LOUNGE 8.13m x 3.99m (26'8 x 13'1)

uPVC double glazed box bay window to front elevation. uPVC double glazed French doors leading to rear garden. Two radiators. Gas feature fireplace with surround. Television point. Wall lights.

## KITCHEN/BREAKFAST ROOM 4.80m x 3.07m (15'9 x 10'1)

uPVC double glazed window to front elevation. Radiator. Wall and base units with marble effect work surfaces. Integrated high level Bosch oven, four ring gas hob with extractor over. Inset one and a half composite sink and drainer. Door to utility.

## UTILITY ROOM

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. Radiator. Vinyl flooring. Base units with marble effect work

surfaces over. Inset one and a half bowl sink with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer.

## FIRST FLOOR LANDING

Access to loft space. Cupboard. Airing cupboard. Doors to:

### BEDROOM ONE 3.81m x 5.31m (12'6 x 17'5)

uPVC double glazed window to front elevation. Radiator. Open to wardrobe area with two built in wardrobes. Door to:

### EN-SUITE

Obscure uPVC double glazed window to front elevation. Radiator. Three piece suite comprising WC, shower cubicle and wash hand basin. Vinyl flooring. Tiled. Extractor fan.

### BEDROOM TWO 3.48m x 2.92m (11'5 x 9'7)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 3.28m x 3.05m (10'9 x 10'0)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.95m x 2.24m (9'8 x 7'4) Max

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FIVE 2.26m x 2.21m (7'5 x 7'3)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 1.93m x 2.64m (6'4 x 8'8)

Obscure uPVC double glazed window to rear elevation. Heated towel rail. Three piece suite comprising WC, wash hand basin and panelled bath with shower over. Extractor fan. Vinyl flooring.

## OUTSIDE

## FRONT GARDEN

Laid to block paving providing ample off road parking. Open porch leading to front door.

### **DOUBLE GARAGE 5.51m x 5.61m (18'1 x 18'5)**

Power and light connected. Door to garden. Up and over doors.

### **REAR GARDEN**

Enclosed via wooden panelled fencing. Mainly laid to lawn. Gated side access. Door to garage.

### **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 Radiator

Parking – Double Garage

Accessibility – Ask Agent

Right of Way – No

Restrictions – No

Flood Risk – No – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – No

### **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





# 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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