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# The Headlands, The Headlands, NN3 2NY

£275,000 Semi-Detached

3 1 1



**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111

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







## Property Summary

A charming three bedroom semi-detached located in the heart of The Headlands.

## Features & Utilities

- ✓ Three Bedroom Semi-Detached
- ✓ Sough After Location
- ✓ Close to abington Park
- ✓ Open Plan Kitchen/Dining Room and Lounge
- ✓ Gas Central Heating
- ✓ uPVC Double Glazing
- ✓ Off Road Parking for Three Vehicles
- ✓ Utily
- ✓ Oubbuilding Being used as a Gym
- ✓ Close to Amenities and Good Schools

# Property Overview

A charming three bedroom semi-detached located in the heart of The Headlands. Close to local amenities, good schools and just a short walk to Abington Park. The property comprises of entrance porch, open plan lounge, kitchen, dining room which has plenty of room for entertaining and a utility room. The first floor provides two double bedrooms, a single bedroom and bathroom. The outside areas include a blocked paved driveway for three vehicles, a well maintained and generous size garden and outbuildings with one being used as a gym. Viewing is highly recommended. EPC Rating: D. Council Tax Band: C.

## ENTRANCE

uPVC double glazed door to entrance. Radiator. Stairs to first floor. Laminate flooring.

## KITCHEN/DINING ROOM 2.74m x 5.27m (8'12" x 17'3")

### KITCHEN

uPVC double glazed window to rear elevation. Wall mounted and base units with built in oven, hob and extractor. Stainless steel sink and drainer. Space for fridge freezer.

### DINING ROOM

uPVC double glazed window to rear elevation. Space for family dining table. Radiator. Laminate flooring.

## LOUNGE 5.46m x 3.43m (17'11" x 11'3")

uPVC double glazed window to front elevation. Radiator. Laminate flooring. Coving. Gas fireplace.

## LANDING

Access to loft hatch.

## BEDROOM ONE 3.61m x 2.84m (11'10" x 9'4")

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

### **BEDROOM TWO 3.50m x 3.28m (11'6" x 10'9")**

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

### **BEDROOM THREE 2.62m x 1.91m (8'7" x 6'3")**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM 1.85m x 1.68m (6'1" x 5'6")**

Obscure uPVC double glazed window to front elevation. Three piece suite. Low level WC. Wash hand basin. Panel bath with shower over. Tiled flooring and splashbacks.

### **OUTSIDE**

#### **FRONT**

Blocked paved front with parking for three vehicles. Enclosed by timber framed fence.

#### **REAR**

Large rear garden which is mainly laid to lawn with patio area for entertaining. Two outbuildings with one being used as a gym and side access.

### **DRAFT DETAILS**

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

### **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



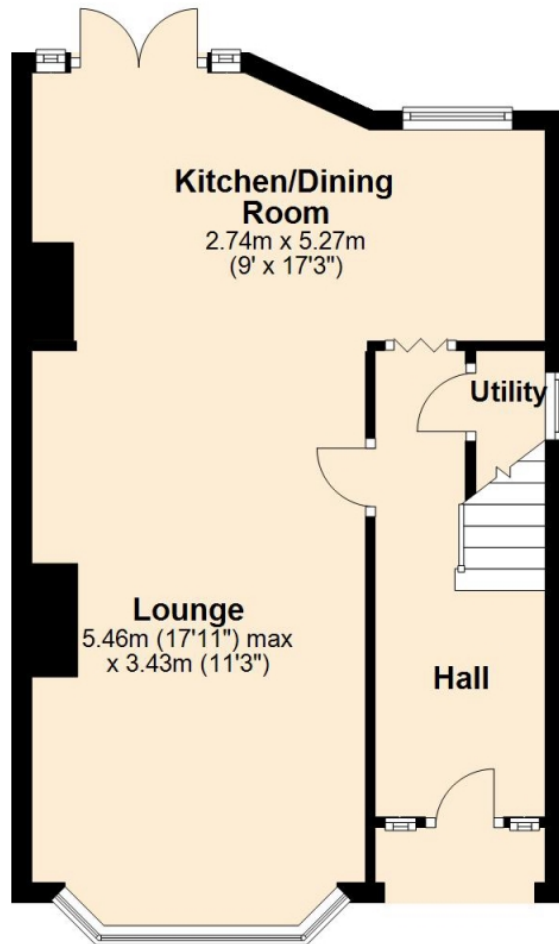
Electricity Supply – Ask Agent  
Gas Supply – Ask Agent  
Water Supply – Ask Agent  
Sewerage Supply – Ask Agent  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Ask Agent  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### AGENTS NOTES

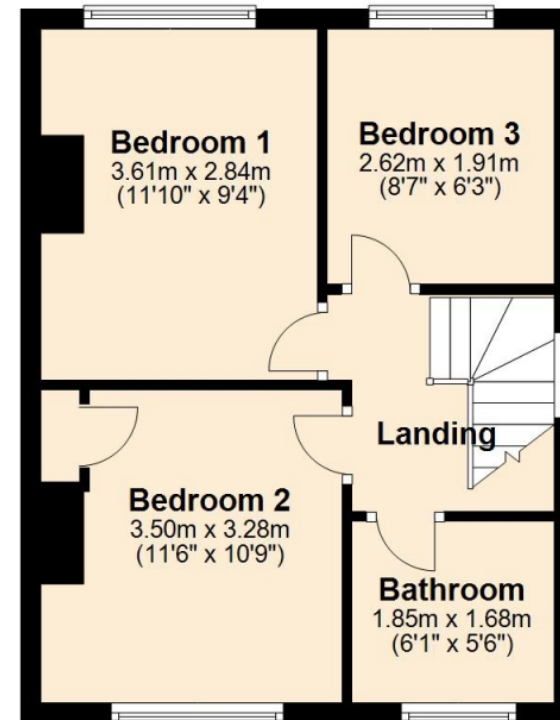
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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



## First Floor



Total area: approx. 77.3 sq. metres (831.9 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152