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The Headlands, The Headlands, NN3 2PB

£315,000 Semi-Detached

3 1 2



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Department: Sales

Tenure: Freehold



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Property Summary

Offered to the market in the highly sought after Headlands, this extended three bedroom semi detached family home is presented in excellent condition throughout.

Features & Utilities

- ✓ Three Bedroom Semi Detached House
- ✓ Driveway Parking
- ✓ Well Presented
- ✓ Extended
- ✓ Bi-Folds
- ✓ New uPVC Double Glazing
- ✓ Popular Location



Property Overview

Offered to the market in the highly sought after Headlands, this extended three bedroom semi detached family home is presented in excellent condition throughout.

The ground floor comprises welcoming entrance hall, spacious living room, WC and an impressive extended open plan kitchen, dining, and living area. This fantastic space benefits from underfloor heating and bi-fold doors that open out onto the private rear garden, creating an ideal setting for both family life and entertaining.

To the first floor are two well proportioned double bedrooms, both with built in wardrobes, a generous single bedroom and a modern three piece family bathroom.

Further benefits include upgraded uPVC double glazed windows throughout, off road parking, and a well maintained, private rear garden.

EPC Rating: E. Council Tax Band: C

GROUND FLOOR

HALLWAY

WC

LOUNGE

KITCHEN/LIVING/DINING AREA

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

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 – E

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 – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾

888 ft²

82.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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