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The Orchard, Flore, NN7 4LH

£295,000 Bungalow

2 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A link detached bungalow situated in a quiet village cul-de-sac. It has a porch, lounge, dining room / study, kitchen, conservatory, two bedrooms and a shower room. The accommodation is adaptable depending upon individual needs. There is a two car driveway, garage and private low maintenance garden

Features & Utilities

- ✓ Bungalow
- ✓ Link Detached
- ✓ Two Bedrooms
- ✓ Two Reception Rooms
- ✓ Conservatory
- ✓ Garage
- ✓ Private Garden
- ✓ Radiator Heating
- ✓ uPVC Double Glazing
- ✓ No Onward Chain

Property Overview

A link detached bungalow situated in a quiet village cul-de-sac. It has a porch, lounge, dining room / study, kitchen, conservatory, two bedrooms and a shower room. The accommodation is adaptable depending upon individual needs. There is a two car driveway, garage and private low maintenance rear garden. The property has uPVC double glazing, radiator heating and is offered with no onward chain. EPC Rating D. Council Tax Band C.

ENTRANCE PORCH

Entrance via front door. Door to:

LOUNGE 4.78m x 3.12m (15'8 x 10'3)

Window to front elevation. Radiator. Air conditioning unit.

STUDY / DINING ROOM 2.82m x 2.24m (9'3 7'4)

Window to rear elevation. Radiator.

KITCHEN 3.71m x 2.44m (12'2 x 8'0)

Window and door to conservatory. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink unit. Space for cooker, fridge / freezer and dishwasher. Pantry Cupboard.

CONSERVATORY 3.43m x 2.77m (11'3 x 9'1)

uPVC double glazed construction. Radiator. Door to rear garden.

INNER HALL

Access to loft space. Built in cupboard.

BEDROOM ONE 3.45m x 2.92m (11'4 x 9'7)

Window to front elevation. Radiator. Fitted wardrobes and cupboards.

BEDROOM TWO 2.97m x 2.29m (9'9 x 7'6)

Window to rear elevation. Radiator.

SHOWER ROOM

Velux window to side elevation. Radiator. Suite comprising shower in a tiled cubicle, WC and wash hand basin with storage below. Tiled walls.

OUTSIDE

FRONT GARDEN

Planted frontage. Two car driveway.

GARAGE 4.80m x 2.44m (15'9 x 8'0)

Double doors. Door to rear. Power and light connected. Door to kitchen.

REAR GARDEN

Paved garden un-overlooked from the rear. Garden shed.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

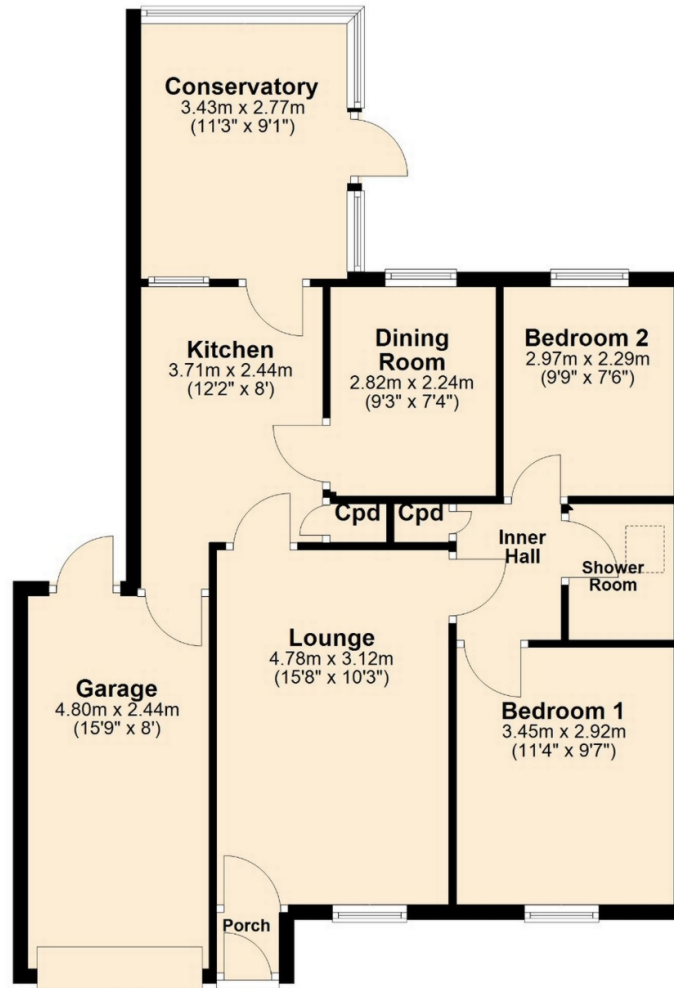
AGENTS NOTES

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. 78.9 sq. metres (848.8 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 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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