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# Thornfield, Cherry Lodge, Northampton, NN3 8QR

£230,000 Semi-Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy bring to the market an end of terrace, three bedroom home situated on the popular CherryLodge estate, close to the A45 and Weston Favell Shopping Centre.

## Features & Utilities

- ✓ No Chain
- ✓ Converted Garage
- ✓ Off Road Parking
- ✓ Utility Room
- ✓ Popular Location
- ✓ Full Of Potential
- ✓ Close To Local Amenities
- ✓ uPVC Windows & Doors
- ✓ Conservatory
- ✓ Great For First Time Buyers

# Property Overview

Jackson Grundy bring to the market an end of terrace, three bedroom home situated on the popular Cherry Lodge estate, close to the A45 and Weston Favell Shopping Centre. The accommodation comprises entrance hall, utility room, kitchen, lounge and conservatory. To the first floor are three bedrooms and a bathroom. To the rear has a well maintained garden and to the front is a shingled driveway. The property would make a great first tome buy and is offered for sale with no onward chain. Please call to arrange an internal inspection. EPC Rating: C. Council Tax Band: B

## ENTRANCE HALL

uPVC double glazed entrance door. Tiled floor. Opening to utility room. Double doors to lounge.

## KITCHEN 3.89m x 2.74m (12'9 x 9'0)

uPVC double glazed window to front elevation. Radiator. A range of wall and base units. Roll top work surfaces. Composite sink and drainer. Four ring gas hob and electric oven. Tiled floor.

## UTILITY ROOM 3.35m x 2.71m (11'0 x 8'11)

Radiator. Wall and base units. Roll top work surfaces over. Tiling to splash back areas. Tiled floor. Spotlights. Coving.

## LOUNGE 3.70m x 5.18m (12'2 x 17'7)

uPVC double glazed window to rear elevation. uPVC double glazed sliding doors to conservatory.

## CONSERVATORY 2.51m x 4.68m (8'3 x 15'4)

Brick base with uPVC double glazed windows and French doors. Tiled floor.

## FIRST FLOOR LANDING

Airing cupboard housing lagged tank with shelving.

## BEDROOM ONE 3.76m x 3.25m (12'4 x 10'8)

uPVC double glazed window to rear elevation. Radiator. Coving. Fitted mirror fronted wardrobes.

### **BEDROOM TWO 2.76m x 3.47m (9'1 x 11'5)**

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM THREE 3.84m x 1.91m (12'7 x 6'3)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

Frosted uPVC double glazed window to front elevation. Central heated towel rail. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled floor to ceiling.

### **OUTSIDE**

#### **FRONT GARDEN**

Shingled driveway leading to garage and front door.

#### **GARAGE**

Up and over door.

#### **REAR GARDEN**

Decked area. Low level retaining wall. Lawn. Flower bed borders. Patio area. Enclosed by panelled fencing.

### **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

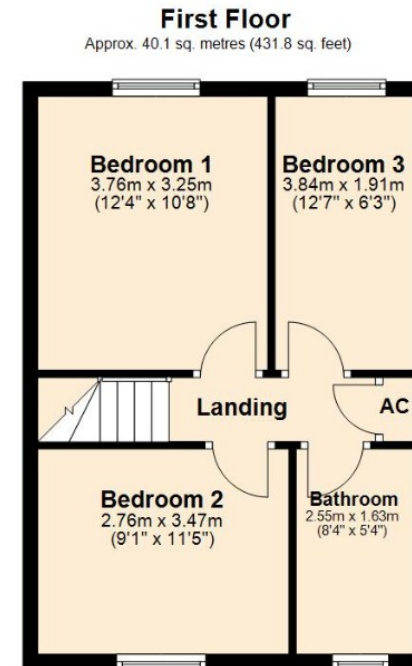
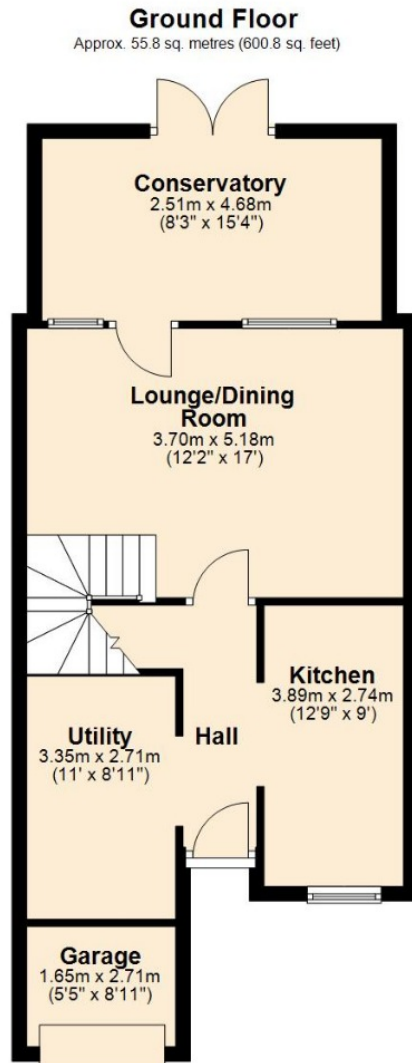
### DRAFT DETAILS

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



Total area: approx. 95.9 sq. metres (1032.6 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.

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

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