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# Walsingham Drive, Monksmoor, NN11 2LE

£300,000 - Guide Price Semi-Detached

3 2 1



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feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A well presented semi detached home available for sale with no onward chain. Located on the sought after Monksmoor Estate this property provides over one thousand square feet of living space, measuring up larger than similar designs.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Off Road Parking
- ✓ Well Proportioned Throughout
- ✓ Modern Throughout
- ✓ En-Suite To Bedroom One
- ✓ Desirable Location
- ✓ Open Plan
- ✓ Low Maintenance Rear Garden
- ✓ Downstairs WC



# Property Overview

A well presented semi detached home available for sale with no onward chain. Located on the sought after Monksmoor Estate this property provides over one thousand square feet of living space, measuring up larger than similar designs. Upon entering you are presented with open plan living, incorporating kitchen, dining and living space which leads out onto a landscaped, low maintenance paved garden with a professionally fitted veranda. A WC completes the downstairs. To the first floor is three bedrooms, en-suite to main and a family bathroom. To the front the property further benefits from two parking spaces. EPC Rating: B. Council Tax Band: C

## HALL

Composite entrance door. uPVC double glazed window to side elevation. Doors to WC, cupboard and living room. Radiator. Amtico flooring.

## WC

Radiator Suite comprising low level WC and wall mounted wash hand basin. Tiled splash back areas.

## OPEN PLAN LOUNGE/KITCHEN 8.38m x 5.39m (27'5" x 17'8")

Lounge Area: uPVC double glazed windows to side and rear elevations. uPVC French doors to rear elevation. Staircase rising to first floor. Two radiators. Understairs storage cupboard. Kitchen Area: uPVC double glazed window to front elevation. A range of base and wall units. Integrated appliances dishwasher, oven, induction hob and extractor hood. Stainless steel sink and drainer with mixer tap. Amtico flooring.

## FIRST FLOOR LANDING

Airing cupboard. Doors to:

## BEDROOM ONE 4.68m x 3.12m (15'4" x 10'2")

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes. Door to en-suite.

## EN-SUITE 2.11m x 1.45m (6'11" x 4'9")

uPVC double glazed window to side elevation. Heated towel rail. Suite comprising shower cubicle, wash hand basin and low level WC. Tiled splash back areas.

### **BEDROOM TWO 3.00m x 3.12m (9'10" x 10'2")**

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM THREE 2.93m x 2.13m (9'7" x 6'11")**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM 0.93m x 2.10m (3' x 6'10")**

uPVC double glazed window to front elevation. Heated towel rail. Suite comprising bath with shower attachment, low level WC and wash hand basin.

### **OUTSIDE**

#### **FRONT GARDEN**

Driveway providing off road parking for two cars. Path to front door. Shared pathway to gate leading to garden.

#### **REAR GARDEN**

Block paved garden space with external water point. Enclosed with wooden fencing. Wooden veranda from the living area and with large shed built in.

### **AGENTS NOTE**

We have been advised of the following: Communal Green Area Contribution: £300 approx pa This would need to be verified by your chosen legal representative.

### **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 – B  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating  
Parking – Allocated  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, Has flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, Private right of way, public right of way  
Rights and Easements – Ask Agent

### AGENTS NOTES

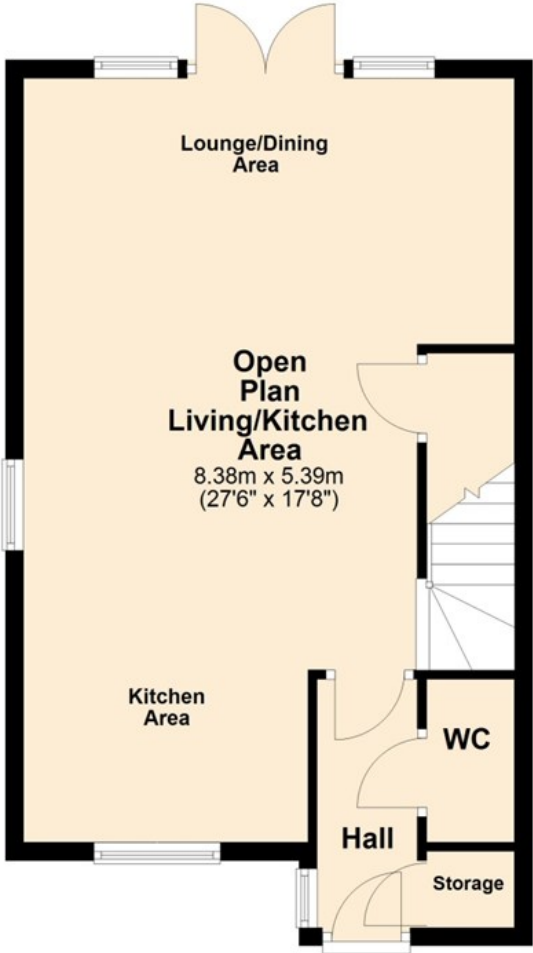
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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

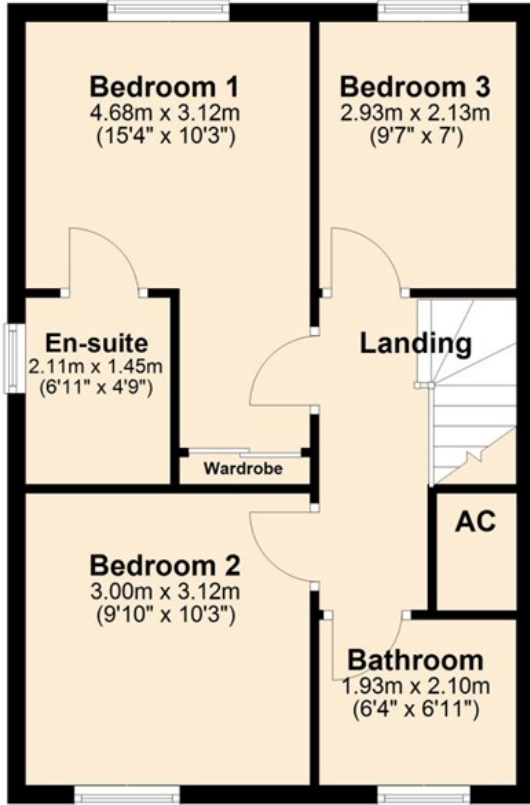
## Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



## First Floo

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.1 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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