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Weedon Road, Nether Heyford, NN7 3LF

£450,000 Detached

4 1 2



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

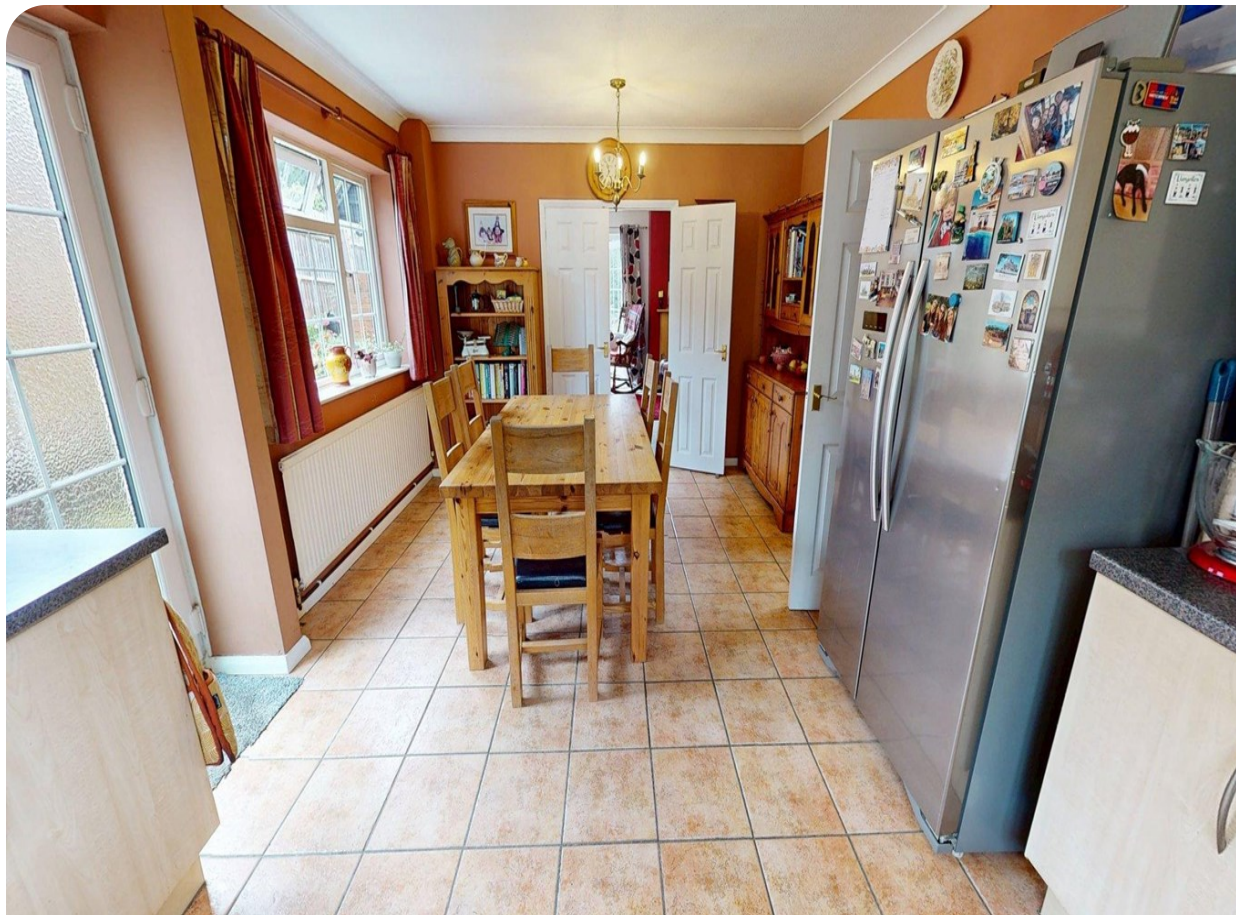
Tenure: Not Specified



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Property Summary

Jackson Grundy are delighted to welcome to the market this rarely available four bedroom link detached home in the highly desirable Nether Heyford village.

Features & Utilities

- ✓ Four Bedroom Home
- ✓ Garage & Off Road Parking
- ✓ Popular Nether Heyford Village Location
- ✓ Private Rear Garden
- ✓ Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Four Piece Bathroom



Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available four bedroom link detached home in the highly desirable Nether Heyford village. The accommodation comprises entrance hall, kitchen/dining room, WC, utility, lounge, family room/study. Upstairs there are four double bedrooms and a four piece bathroom. Further benefits include garage, off-road parking, double glazing and gas central heating. EPC Rating: E. Council Tax Band: E

PORCH

Wooden entrance door with glazed window. Radiator. Wooden flooring. Doors to:

WC 11.78m x 1.57m (38'7" x 5'1")

Obscure double glazed window to front elevation. Radiator. WC and wash hand basin in vanity unit. Counter top with plumbing for washing machine below. Tiling to splash back areas. Wood effect flooring.

HALL

Wooden flooring. Radiator. Staircase rising to first floor landing. Doors to garage and doors to:

KITCHEN/DINING ROOM 4.89m x 3.63m (16' x 11'10")

Double glazed window to front elevation. Wall and base units. One and a half bowl sink. Gas hob, oven and grill. Stainless steel splash backs. Tiled splash backs. Space for slimline dishwasher and American style fridge/freezer. Tiled flooring. Cupboard housing wall mounted boiler. Side door.

LOUNGE 3.93m x 6.36m (12'10" x 20'10")

uPVC double glazed French doors and window to rear elevation. Feature gas fireplace with wooden surround. Two radiators. Coving. Double doors to kitchen. Door to family room/office.

FAMILY ROOM/OFFICE 3.81m x 2.82m (12'6" x 9'3")

Double glazed door and window to rear elevation. Radiator.

FIRST FLOOR LANDING

Access to loft via drop down ladder with power and light. Doors to:

BEDROOM ONE 3.99m x 3.38m (13'1" x 11'1")

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

BEDROOM TWO 3.05m x 3.35m (10' x 10'11")

uPVC double glazed window to front elevation. Radiator. Wash hand basin in vanity with splash back tiling.

BEDROOM THREE 3.98m x 2.97m (13' x 9'8")

uPVC double glazed window to rear elevation. Radiator. Airing cupboard housing water tank.

BEDROOM FOUR 3.00m x 3.10m (9'10" x 10'2")

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to side elevation. Heated towel rail. Suite comprising pedestal wash hand basin, panelled bath, WC and separate shower cubicle. Splash back tiling.

OUTSIDE

FRONT & SIDE GARDENS

Low level stone walls, Block paved. Lawn and decorative hedge to front. Side gate with raised beds, outside tap and door to kitchen.

GARAGE 4.89m x 2.92m (16' x 9'6")

Up and over door.

REAR GARDEN

Enclosed rear garden. Patio. Lawn. Summerhouse. Borders around trees for planting.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

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 – Central 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

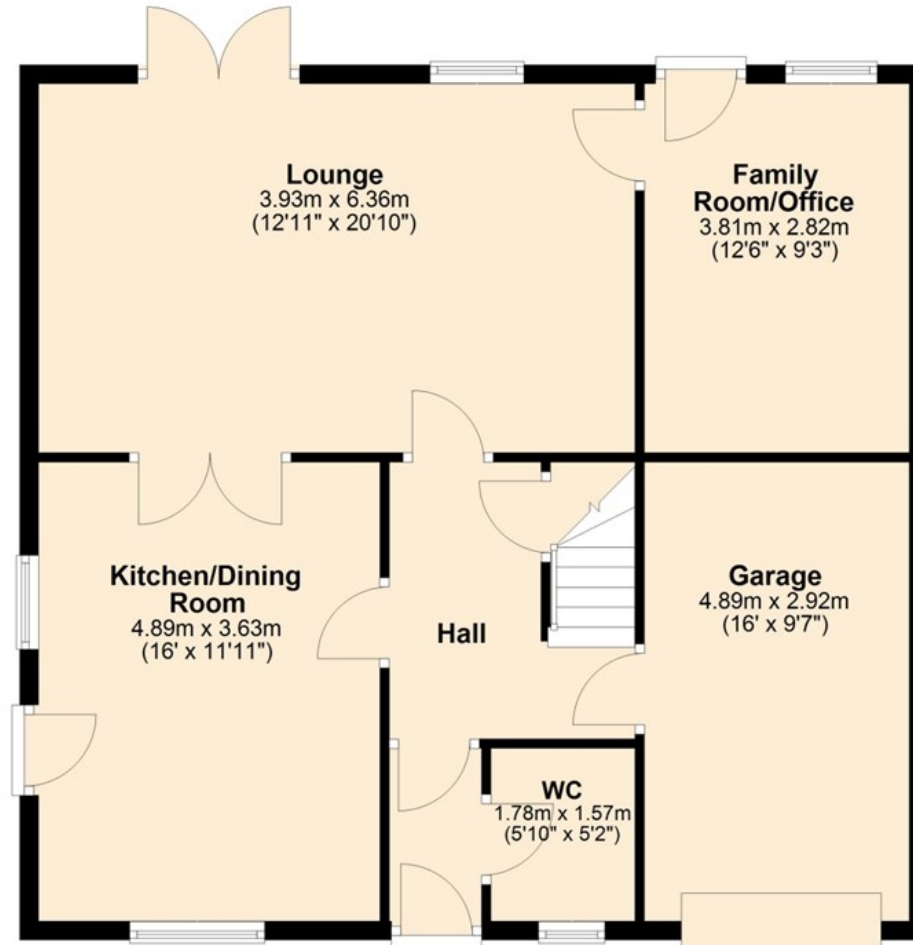
AGENTS NOTES

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

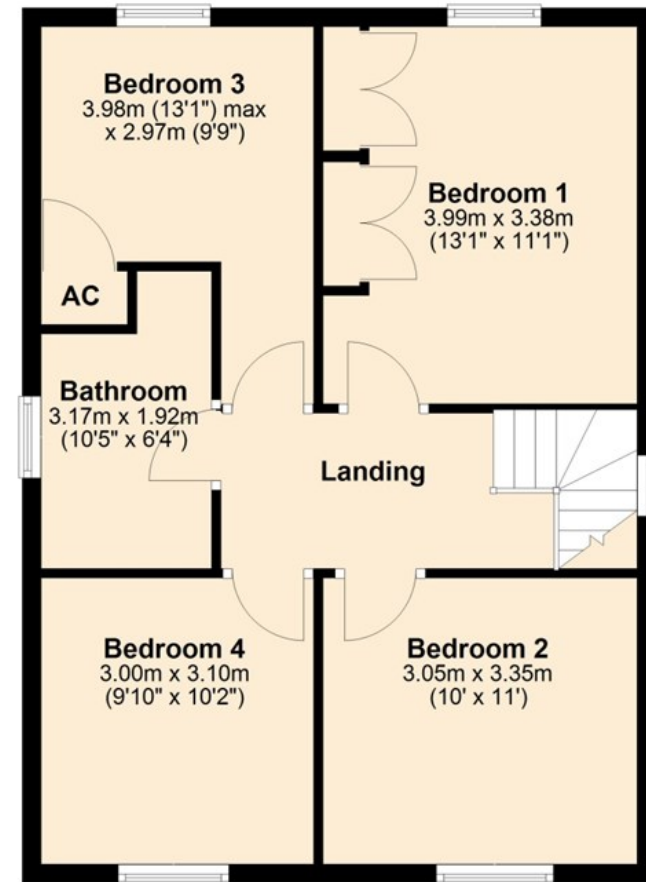
Ground Floor

Approx. 82.9 sq. metres (891.9 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 140.3 sq. metres (1509.8 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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