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# Welford Road, Northampton, NN2 8PT

£620,000 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

An individual detached bungalow situated on the edge of the town close to both amenities and the countryside.

## Features & Utilities

- ✓ Detached Bungalow
- ✓ Large Rooms
- ✓ Countryside Views
- ✓ Large Main Bedroom
- ✓ Large En-Suite
- ✓ Landscaped Garden
- ✓ Electric Gates
- ✓ Garage
- ✓ Parking For Several Vehicles
- ✓ No Onward Chain

# Property Overview

An individual detached bungalow situated on the edge of the town close to both amenities and the countryside.

The property is entered via a porch which leads into a large entrance hall with space for furniture and leading off it is a large coat / boot cupboard. In the sitting room there is ornate coving and a feature fireplace with gas coal effect stove and this leads into the study area.

The 25ft kitchen / dining room has granite topped units incorporating a breakfast bar. There is a range oven plus a built in dishwasher and microwave, fridge and coffee maker. The rear hall gives access to the utility room, cloakroom and large conservatory with views of the countryside.

Bedroom one has built in wardrobes, dressing table and bedside cabinets plus double doors leading to the balcony with countryside views. The 17ft en-suite has twin wash hand basins, bath and a shower. There are two further bedrooms and a family bathroom.

Outside, an electric gated driveway with intercom provides parking for several vehicles and adjacent bin store plus there is further gated parking in front of the garage. The rear garden has a lawn with borders, raised vegetable beds and a greenhouse. There is extensive hard landscaping including paths, steps and a seating area from which the views can be enjoyed.

EPC Rating D. Council Tax Band F.

## GROUND FLOOR

### PORCH

### ENTRANCE HALL

SITTING / DINING ROOM 7.62m x 6.78m (25' x 22'3")

KITCHEN / DINING ROOM 7.62m x 3.96m (25' x 13')

## REAR HALL

UTILITY ROOM 2.41m x 1.96m (7'11" x 6'5")

## CLOAKROOM

CONSERVATORY 4.88m x 4.88m (16' x 16')

## BATHROOM

BEDROOM ONE (EN-SUITE) 5.18m x 5.18m (17' x 17')

BEDROOM TWO 6.60m x 3.63m (21'8" x 11'11")

BEDROOM THREE 3.58m x 2.74m (11'9" x 9')

## OUTSIDE

## FRONT GARDEN

## GARAGE

## REAR GARDEN

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

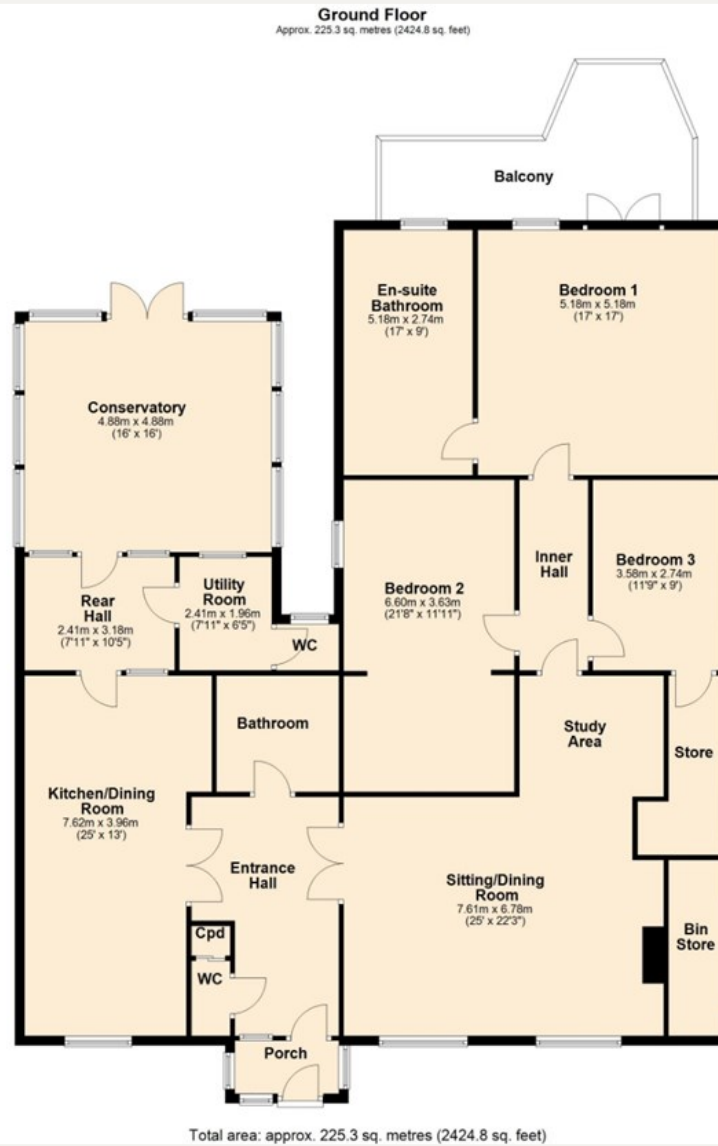
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Parking, Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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





# 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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