



JACKSON  
GRUNDY | The  
Village  
Agency

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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



## 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

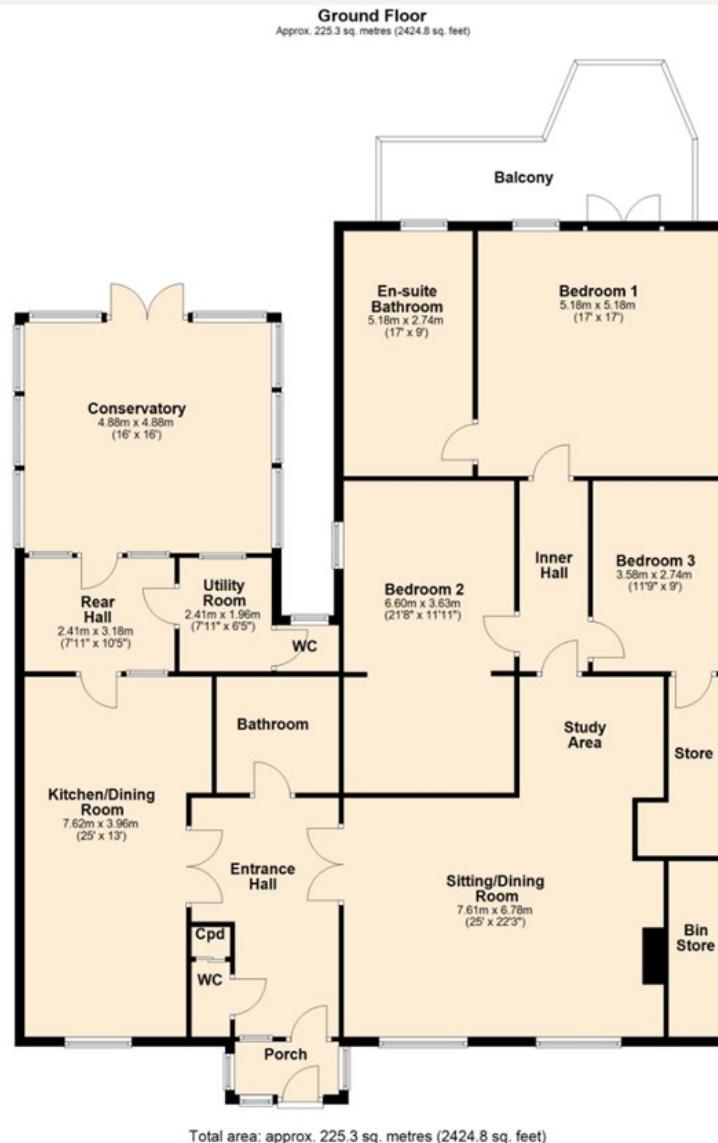
Rights and Easements – Ask Agent

#### AGENTS NOTES

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# 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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