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# Wellingborough Road, Abington, Northampton, NN3 3HT

£415,000 Detached

4 2 3



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Service Award**

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over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
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## Property Summary

A beautifully maintained four bedroom detached family home set back off the Wellingborough Road which provides ample parking. The property is located in a sought after area, being close to Abington Park and local schools and amenities.

## Features & Utilities

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Well Maintained Family Home
- ✓ Beautiful Rear Garden
- ✓ Ample Parking
- ✓ Great Location
- ✓ Close to Local Schools & Abington Park
- ✓ Garage
- ✓ Gas Radiator Heating
- ✓ UPVC Double Glazing

# Property Overview

A beautifully maintained four bedroom detached family home set back off the Wellingborough Road which provides ample parking. The property is located in a sought after area, being close to Abington Park and local schools and amenities. The accommodation comprises entrance porch, lounge area, dining room, conservatory kitchen/breakfast room, WC and rear lobby that leads to the garage. The first floor provides three double bedrooms, one single bedroom all with built in wardrobes and an immaculate four piece bathroom. Further benefits include gas radiator heating, uPVC double glazing and well kept, good size rear garden. Please call 01604 231111. EPC Rating: D. Council Tax Band: E

## ENTRANCE

Composite entrance door. Door to:

## LOUNGE 4.50m x 4.75m (14'9 x 15'7)

uPVC double glazed window to front elevation. Radiator. Gas fireplace. Modern staircase with glass panels rising to first floor.

## DINING ROOM 3.45m x 2.57m (11'4 x 8'5)

Double sliding doors to conservatory. Radiator. Coving. Archway to kitchen.

## CONSERVATORY 3.96m x 3.12m (13'0 x 10'3)

A well looked after conservatory which is part brick and part uPVC with doors to garden.

## KITCHEN 3.73m x 3.56m (12'3 x 11'8)

uPVC double glazed window to rear elevation. Radiator. Wall and base units with work surfaces over. One and a half bowl sink with mixer tap over. Built in appliances to include induction hob, extractor, double oven, microwave and dishwasher. There is also a breakfast bar with storage below and door to:

## REAR LOBBY

Door to WC and garage.

## WC

Low level WC and wash hand basin. uPVC double glazed window to side elevation.

## **FIRST FLOOR LANDING**

Glass panelled and oak banisters. Access to loft space. Doors to:

### **BEDROOM ONE 4.47m x 2.69m (14'8 x 8'10)**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe. Coving.

### **BEDROOM TWO 3.35m x 3.68m (11'0 x 12'1)**

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

### **BEDROOM THREE 3.56m x 2.64m (11'8 x 8'8)**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe. Coving.

### **BEDROOM FOUR 3.56m x 1.93m (11'8 x 6'4) Max**

uPVC double glazed window to side elevation. Radiator. Built in wardrobe. Vanity unit with inset sink. Coving.

### **BATHROOM 2.31m x 3.68m (7'7 x 12'1)**

uPVC double glazed window to rear elevation. Four piece suite comprising walk in double shower, tiled bath, low level WC and vanity unit with inset sink and storage below. Tiled throughout. Towel rail. Under floor heating.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway providing ample off road parking.

### **GARAGE 5.33m x 2.64m (17'6 x 8'8)**

Up and over door. Power and light.

### **REAR GARDEN**

A great sized family garden. Largely laid to lawn bordered by raised beds with plants, flowers and bushes. Two sheds. Good size patio. Side access. Enclosed by timber fencing.

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

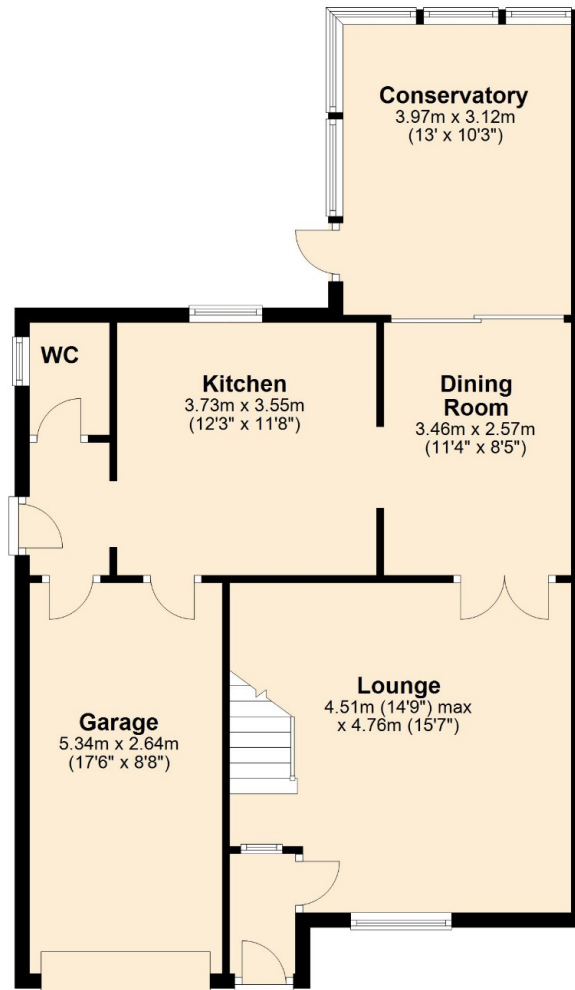
intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only 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

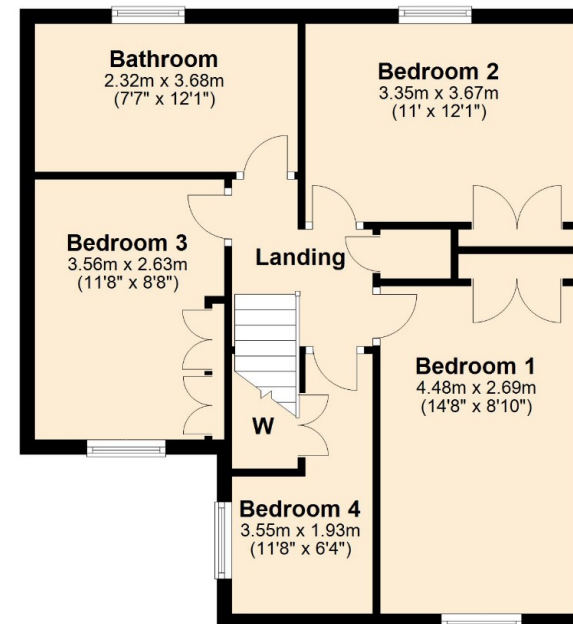
## Ground Floor

Approx. 75.8 sq. metres (816.0 sq. feet)



## First Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



Total area: approx. 129.1 sq. metres (1390.0 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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