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West Paddock Court, Lings, Northampton, NN3 8LQ

£230,000 Terraced

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A beautifully presented, three storey property, situated within close proximity of good amenities.

Features & Utilities

- ✓ Beautifully Presented
- ✓ Fitted Kitchen/Dining Room
- ✓ Three Double Bedrooms
- ✓ Shower Room & Potential For Additional Bathroom
- ✓ Off Road Parking
- ✓ Viewing Is Recommended To Appreciate Size



Property Overview

A beautifully presented, three storey property, situated within close proximity of good amenities. The accommodation comprises entrance porch, hall, shower room, study area, kitchen/dining room, lounge, three bedrooms and cloakroom (with plumbing and space for bath or shower). Outside there is a garden to the rear and off road parking to the front. EPC Rating: TBC. Council Tax Band: A

PORCH

Double glazed sliding doors to enter.

HALLWAY

Part obscure glazed door. Cupboard. Study area. Staircase rising to first floor landing. Doors to:

SHOWER ROOM

Double glazed obscure window to front elevation. Radiator. Suite comprising shower cubicle, wash hand basin in vanity unit and low level WC.

KITCHEN 4.40m x 3.57m (14'5 x 11'8)

Double glazed window and double glazed part obscure door to rear elevation. Fitted base units with work surfaces over. Tiling to splash back areas. Stainless steel sink and drainer. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer. Cupboard housing hot water and central heating boiler. Coving.

FIRST FLOOR LANDING

Staircase rising to second floor landing. Doors to:

LOUNGE 4.39m x 3.57m (14'5 x 11'8)

Double glazed window to rear elevation. Radiator. Coving.

BEDROOM TWO 2.87m x 3.17m (9'5 x 10'5)

Double glazed window to front elevation. Radiator. Fitted wardrobes.

SECOND FLOOR LANDING

Radiator. Access to loft space. Storage cupboard. Airing cupboard.

BEDROOM ONE 3.17m x 3.54m (10'5 x 11'7)

Double glazed window to front elevation. Radiator. Coving.

BEDROOM THREE 2.56m x 3.57m (8'5 x 11'8)

Double glazed window to rear elevation. Radiator. Coving.

CLOAKROOM

Suite comprising WC and wash hand basin. Plumbing for bath or shower. Fully tiled walls. Coving.

OUTSIDE

FRONT GARDEN

Part fence enclosed. Hardstanding providing off road parking for one vehicle.

REAR GARDEN

Fully enclosed with fencing. Rear gated access. Paved and gravelled for low maintenance.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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

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

Solar PV Panels – No
EV Car Charge Point – No
Primary Heating Type – Gas Radiators
Parking – Yes
Accessibility – N/a
Right of Way – No
Restrictions – N/a
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).

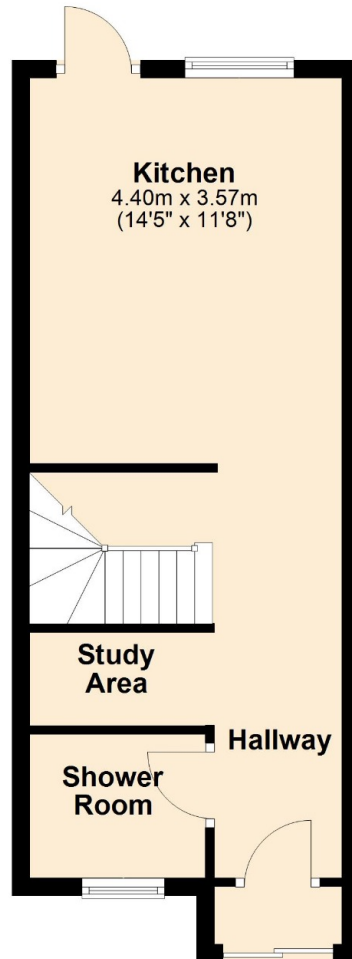
AGENTS NOTES

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

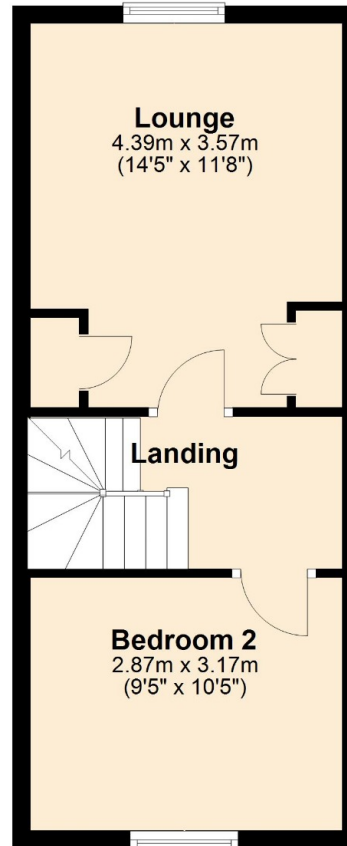
Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



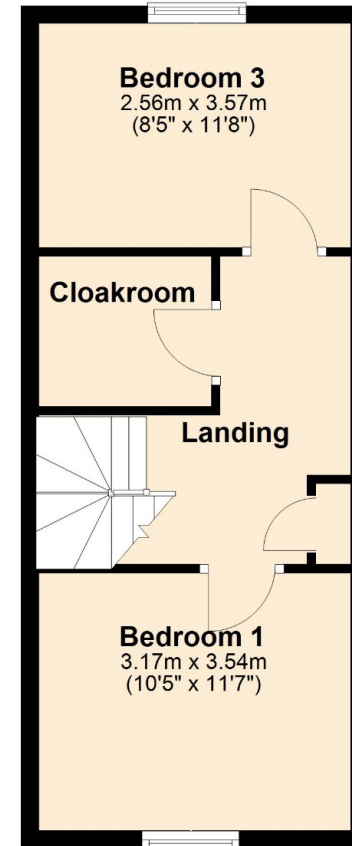
First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Second Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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