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# Winston Close, Nether Heyford, Northampton, NN7 3JX

£350,000 Detached Bungalow

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**Platinum Trusted Service Award**

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Department: Sales

Tenure: Freehold

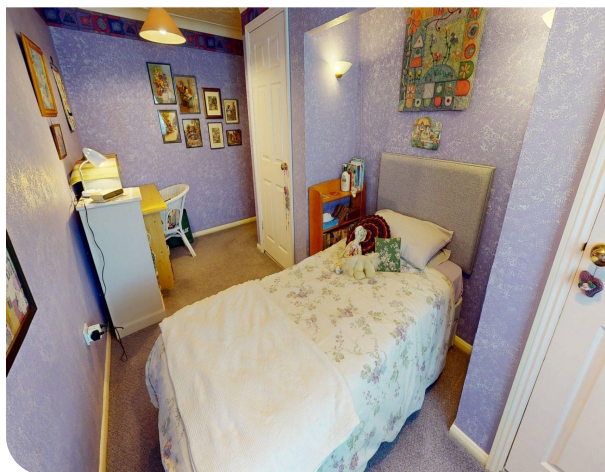


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## Property Summary

Jackson Grundy are delighted to welcome to the market this rarely available extended two bedroom detached bungalow in this popular cul-de-sac in the village of Nether Heyford.

## Features & Utilities

- ✓ Rarely Available
- ✓ Extended Two Bedroom Detached Bungalow
- ✓ En-Suite To Bedroom One
- ✓ Garage & Off Road Parking
- ✓ Extended At Rear
- ✓ Kitchen/Breakfast Room
- ✓ Separate Dining Room
- ✓ Popular Village
- ✓ Long Rear Garden

# Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available extended two bedroom detached bungalow in this popular cul-de-sac in the village of Nether Heyford. The accommodation comprises entrance lobby, front facing lounge, two bedrooms, the main benefitting from an en-suite shower room and dressing area. There is also a kitchen/breakfast room and a separate dining room, overlooking the rear garden. Further benefits include long sunny rear garden, garage and parking. EPC Rating: D. Council Tax Band: D

## HALL

Composite entrance door with obscure double glazed window to front elevation. Radiator. Coving. Door to lounge.

## LOUNGE 3.97m x 4.99m (13'0 x 16'4)

Double glazed window to front elevation. Radiator. Feature open fireplace with surround and hearth. Coving. Door to inner hall.

## INNER HALL

Access to insulated and part boarded loft with light. Cupboard. Airing cupboard. Coving.

## BEDROOM TWO 4.99m x 2.39m (16'5 x 7'10)

Double glazed window to front elevation. Radiator. Coving. Built in wardrobe around bed.

## BEDROOM ONE 2.70m x 2.95m (8'10 x 9'8)

Double glazed window to rear elevation. Two radiators. Coving. Built in wardrobe. Arch to:

## DRESSING AREA 2.36m x 2.66m (7'9 x 8'9)

Access to inner lobby leading to en-suite.

## EN-SUITE

Suite comprising pedestal wash hand basin, WC and shower cubicle with electric shower. Tiling to splash back areas. Coving. Extractor. Spotlights. Light tunnel. Radiator.

### **KITCHEN/BREAKFAST ROOM 6.47m x 2.77m (21'3 x 9'1)**

Double glazed window and door to side elevation. Wall and base units. One and a half bowl sink and drainer. Two radiators. Tiled floor. Tiling to splash back areas. Breakfast bar. Gas hob, oven and grill. Integrated fridge. Space for appliances. Door to dining room.

### **DINING ROOM 2.70m x 3.83m (8'10 x 12'7)**

Double glazed French doors to rear elevation. Radiator. Coving.

### **BATHROOM**

Light tunnel. Suite comprising pedestal wash hand basin, panelled bath and WC. Radiator. Built in storage.

### **OUTSIDE**

#### **FRONT GARDEN**

Hedging to front. Side access. Block paved and stoned off road parking.

#### **GARAGE 5.63m x 2.46m (18'6 x 8'1)**

Up and over door. Side door. Fuse box. Power and light. Wall mounted boiler (9 years old)

#### **REAR GARDEN**

Patio off rear of property. Side access. Enclosed by panelled fencing. Mature hedges. Borders and planting. Slabbed patio to rear. Stoned garden. Summer house. Green house.

### **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**

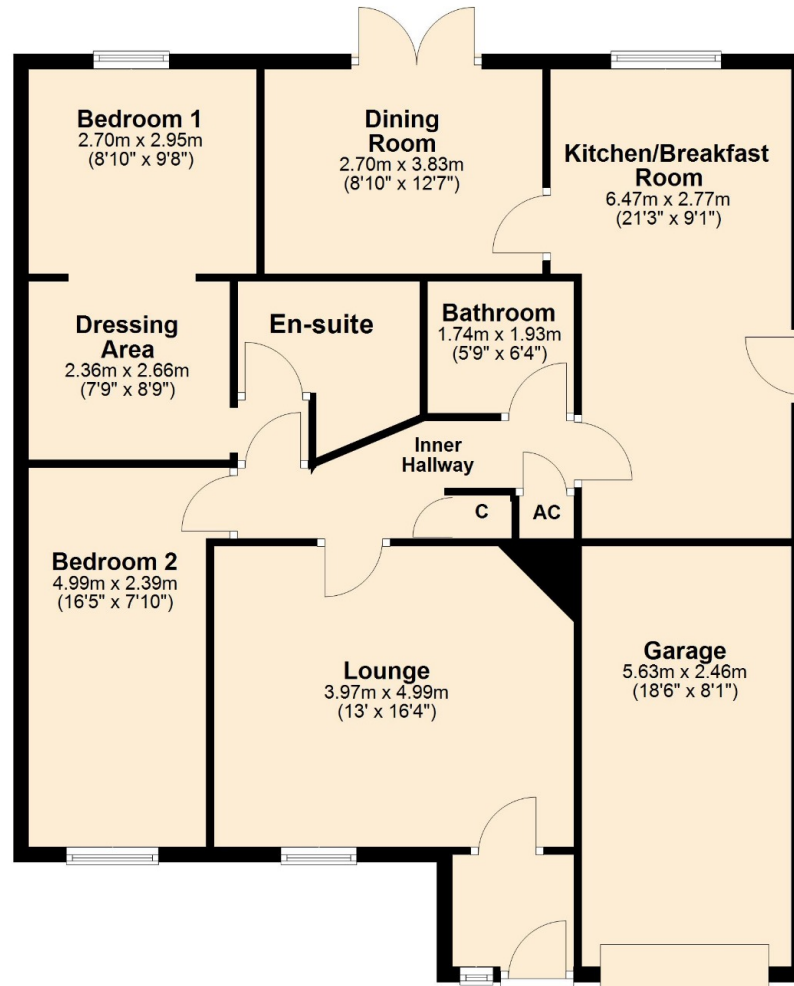
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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. 115.6 sq. metres (1244.3 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 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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