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# Woodlands, Grange Park, NN4 5FX

£375,000 Detached

3 2 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

MUCH IMPROVED DETACHED HOUSE situated in a small crescent road on this highly regarded development in Grange Park, with excellent local schooling and other amenities nearby and close to the southern ring road and M1 motorway.

## Features & Utilities

- ✓ Popular Grange Park Development
- ✓ Modern Detached House
- ✓ Three Bedrooms
- ✓ Two Bathrooms
- ✓ Set Back From Road
- ✓ Generous Frontage
- ✓ Driveway & Parking
- ✓ Viewing Recommended

## Property Overview

MUCH IMPROVED DETACHED HOUSE situated in a small crescent road on this highly regarded development in Grange Park, with excellent local schooling and other amenities nearby and close to the southern ring road and M1 motorway. The greatly improved accommodation offers an open fronted porch, entrance hall, cloakroom/WC, re-fitted kitchen units, rear sitting room with conservatory, three bedrooms (master en-suite) and a re-fitted family bathroom. Outside the property is nicely set back from the roadside with generous frontage and driveway to a single garage and a side gate to an enclosed rear garden. HIGHLY RECOMMENDED. EPC Rating: C. Council Tax Band: D

### HALL

Double glazed obscure composite entrance door. Radiator. Staircase rising to first floor landing. Spotlights to ceiling. Tiled floor. Glass panelled doors to kitchen and lounge. Door to:

### WC

uPVC double glazed obscure window to side elevation. Radiator. Suite comprising WC and wash hand basin with storage cupboard beneath. Tiling to splash back areas. Tiled flooring.

### KITCHEN 3.79m x 0.02m (12'5" x )

uPVC double glazed window to front elevation. Double glazed door to side elevation. Radiator. A contemporary range of wall and base units with roll top work surfaces over. Integrated four ring gas hob with extractor over, electric oven and grill, fridge/freezer, dishwasher and washing machine. Sink and drainer with mixer tap. Spotlights to ceiling. Tiled floor.

### LOUNGE 3.30m x 5.70m (10'9" x 18'8")

uPVC double glazed window to rear elevation. Radiator. Electric fireplace. Understairs cupboard. uPVC double glazed doors to:

### CONSERVATORY 3.25m x 2.75m (10'7" x 9')

uPVC double glazed windows to all elevations. uPVC double glazed French doors to side elevation. Radiator. All weather roof. Spotlights to ceiling. Tiled flooring.

## FIRST FLOOR LANDING

Access to loft space. Radiator. Storage cupboard. Doors to:

## BEDROOM ONE 372.00m x 3.18m (1,220'5" x 10'5")

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

## EN-SUITE

uPVC obscure double glazed window to side elevation. Ladder style heated towel rail. Suite comprising wash hand basin set in storage unit, WC and mains powered rainfall shower. Graphite tiled walls.

## BEDROOM TWO 2.72m x 3.20m (8'11" x 10'5")

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

## BEDROOM THREE 2.72m x 2.39m (8'11" x 7'10")

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 1.89m x 2.45m (6'2" x 8')

uPVC double glazed obscure window to front elevation. Ladder style heated towel rail. Suite comprising wash hand basin set in vanity unit, panelled bath with mains powered rainfall shower over and stainless steel mixer tap and WC. Tiling to splash back areas.

## OUTSIDE

## FRONT GARDEN

Driveway providing parking for two vehicles. Access to garage. Laid to lawn and bordered with roses and granite stones.

## GARAGE 4.78m x 2.36m (15'8" x 7'8")

Up and over door. Light and power connected.

## REAR GARDEN



A pretty, south facing garden. Bordered with gravel, ideal for potted plants. Enclosed by timber fencing. Patio area with pergola over, perfect for entertaining. Small lawned area. Timber gated to front.

### AGENTS NOTE

Under Section 21 of The Estate Agents Act, we are obliged to inform you that the vendor of this property is an employee of Jackson Grundy Estate Agents.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

### AGENTS NOTES

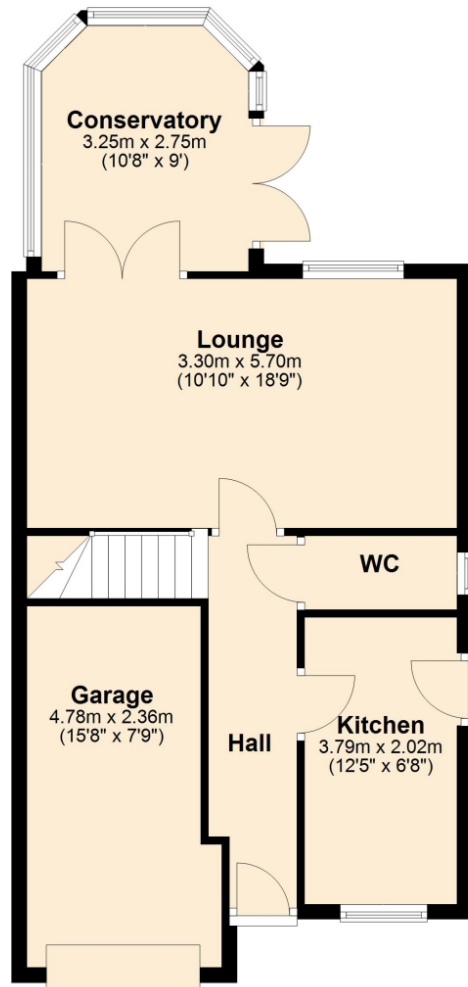
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

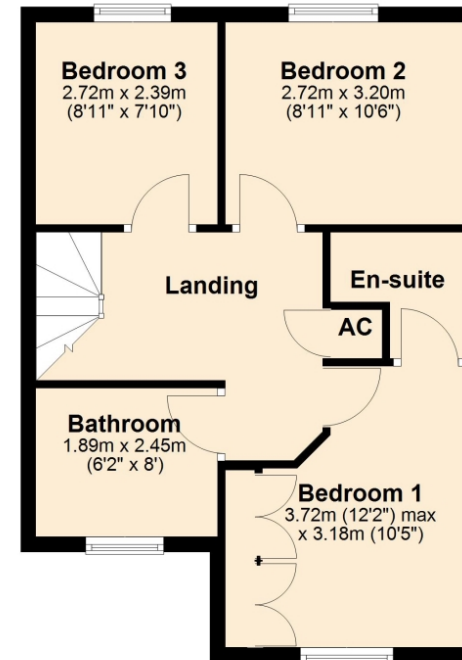
## Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 102.0 sq. metres (1097.8 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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