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Ashby Court, Kislingbury  
Northampton  
Northamptonshire, NN7 4JE

£290,000 End Of Terrace



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bed end of terrace with parking in this popular village location within Kislingbury.

## Features & Utilities

- ✓ Popular Village
- ✓ Three Bedrooms
- ✓ Parking for Three Vehicles
- ✓ En-Suite to Master Bedroom
- ✓ Well Presented
- ✓ Private Rear Garden
- ✓ Refitted Kitchen

## Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bed end of terrace with parking in this popular village location within Kislingbury. Consisting of entrance hall, lounge, refitted kitchen/dining room. Upstairs there are three bedrooms, family bathroom and the main bedroom benefits from an en-suite shower room. Further benefits include private garden, parking for three vehicles, gas central heating and uPVC double glazing. EPC Rating: C. Council Tax Band: C.

### ENTRANCE

Obscure double glazed entrance door. Radiator. Stairs leading to first floor. Door to lounge.

### LOUNGE 4.38m x 3.53m (14'4" x 11'7")

uPVC double glazed window to front elevation. Radiator. Coving. Feature fireplace. Understairs cupboard. TV point. Door to kitchen/dining room.

### KITCHEN/DINING ROOM 2.77m x 4.71m (9'1" x 15'5")

uPVC double glazed window and door to rear elevation. Wall mounted cupboards and base units. Wood effect work surfaces. One and a half stainless steel sink with mixer tap. Hob and oven with extractor over. Tiled floor. Space for appliances. Coving.

### FIRST FLOOR LANDING

Access to boarded loft space with ladder. Airing cupboard housing hot water tank and linen storage space. Coving. Doors to:

### BATHROOM 1.55m x 2.02m (5'1" x 6'7")

Obscure uPVC double glazed window to rear elevation. Suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap and WC. Heated towel rail. Fully tiled. Extractor. Spotlights. Shave electric point.

### BEDROOM ONE 3.10m x 2.57m (10'2" x 8'5")

uPVC double glazed window to front elevation. Radiator. Coving. Fitted wardrobe with bridging unit over bed space. TV point. Door to en-suite.

### EN-SUITE

Suite comprising pedestal wash hand basin, WC and shower cubicle. Tiled splash backs. Extractor. Shave electric point.

### BEDROOM TWO 2.57m x 2.59m (8'5" x 8'6")

uPVC double glazed window to rear elevation. Radiator. Coving.

### **BEDROOM THREE 2.18m x 2.03m (7'2" x 6'8")**

uPVC double glazed window to front elevation. Coving. Storage cupboard. Coving.

### **OUTSIDE**

#### **FRONT GARDEN**

Path leading to front door. Laid to lawn. Borders filled with shrubs.

#### **REAR GARDEN**

Paved patio area. Gravel area. Laid to lawn. Borders filled with shrubs. Featheredge fencing. Gated side access, leading to front. Garden shed. Outside tap. Outside light.

#### **DRAFT DETAILS**

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

### **AGENTS NOTES**

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## MATERIAL INFORMATION

Type - End Of Terrace

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C

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 - Gas Central Heating

Parking - Parking

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

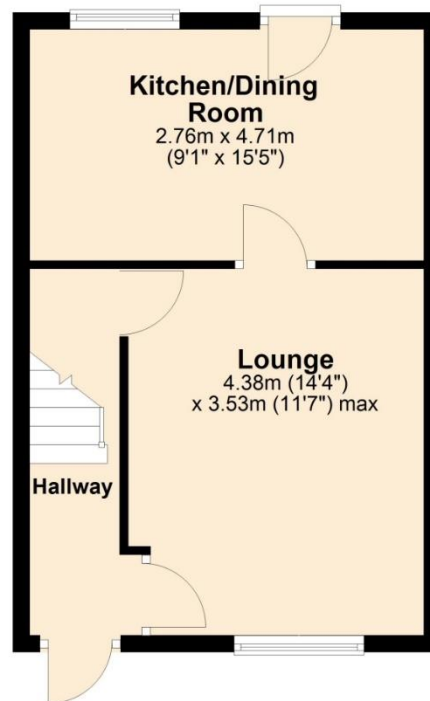
Obligations - No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

# Floorplan

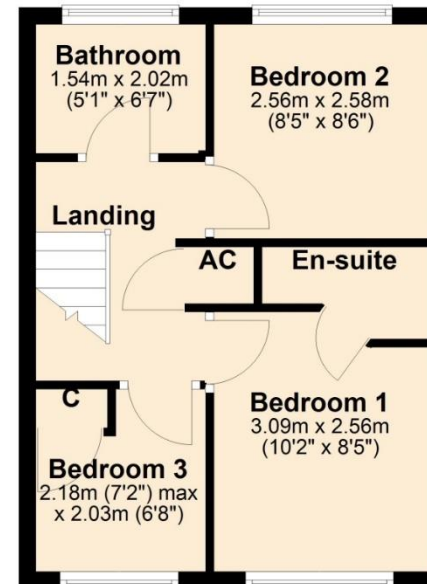
## Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 64.8 sq. metres (698.0 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.

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