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Fienesgate, West Hunsbury  
Northampton  
Northamptonshire, NN4 9XQ

£535,000 Detached

4 2 2



Department: Sales

Tenure: Freehold





## Property Summary

\*Large Corner Plot, Gardens & Parking\* Jackson Grundy are delighted to be the chosen agent to market this four bedroom detached family home set on a large corner plot in the desirable West Hunsbury area. The property boasts extensive indoor and outdoor space and falls within the catchment area for the surrounding outstanding schools.

## Features & Utilities

- ✓ Cul-de-Sac Position
- ✓ West Hunsbury Location
- ✓ Four Bedrooms & Two Bathrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Double Width Driveway & Garage
- ✓ Extensive End Plot
- ✓ Highly Recommended

## Property Overview

**\*Large Corner Plot, Gardens & Parking\*** Jackson Grundy are delighted to be the chosen agent to market this four bedroom detached family home set on a large corner plot in the desirable West Hunsbury area. The property boasts extensive indoor and outdoor space and falls within the catchment area for the surrounding outstanding schools. In brief the accommodation comprises entrance hall, a 23 foot lounge, dining room/study, kitchen, utility and downstairs cloakroom/WC. To the first floor are four double bedrooms with the master hosting an en-suite and a family bathroom. To the front there is off road parking for four vehicles and access to the double garage via two up and over doors. The rear boasts a larger than average private garden with a variety of fruit trees and a large patio area laid with porcelain slabs. The property also benefits from gas central heating with a newly fitted Worcester boiler. Early viewing is advised. EPC Rating: C. Council Tax Band: E

### ENTRANCE HALL

Enter via double glazed obscure decorative glass panel uPVC door. Stairs rising to first floor. Doors to adjoining rooms. Coving.

### WC

Double glazed obscure uPVC window to side elevation. Two piece suite comprises WC and wash hand basin with stainless steel taps. Tiled to splashback areas.

### STUDY 4.93m x 2.64m (16'2" x 8'8")

uPVC double glazed window to front elevation. Understairs storage cupboard. Radiator.

### LOUNGE 7.19m x 3.78m (23'7" x 12'5")

Enter via double glazed panel doors. uPVC double glazed box bay window to front elevation. uPVC French doors to rear patio. Electric feature fireplace. Coving. Two radiators.

### KITCHEN/DINING ROOM 3.18m x 5.08m (10'5" x 16'8")

uPVC double glazed window to rear elevation. Radiator. Contemporary fitted kitchen with range of wall mounted and base units with roll top work surface over. Integrated dishwasher and tumble dryer. Electric oven and microwave. Six ring gas hob with extractor hood over. uPVC obscure double glazed door to utility room.

### UTILITY 2.03m x 2.31m (6'8" x 7'7")

uPVC double glazed obscure door to rear garden. Door to double garage. Space for American style fridge freezer, washing machine and tumble dryer. Radiator.

### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Airing cupboard. Airing cupboard housing Worcester boiler. Access to loft space.

## **BEDROOM ONE 3.53m x 3.84m (11'7" x 12'7")**

uPVC double glazed window to rear elevation. Built in wardrobe and vanity unit. Radiator. Door to:

## **EN-SUITE 2.03m x 2.77m (6'8" x 9'1")**

uPVC obscure double glazed window to rear elevation. Suite comprises low level WC, wash hand basin with stainless steel tap over and shower cubicle with stainless steel showerhead. Fully tiled walls and floor. Radiator.

## **BEDROOM TWO 2.95m x 3.84m (9'8" x 12'7")**

uPVC double glazed window to front elevation. Built in wardrobe and vanity unit. Radiator.

## **BEDROOM THREE 2.92m x 2.65m (9'7" x 8'8")**

uPVC double glazed window to front elevation. Radiator.

## **BEDROOM FOUR 2.92m x 2.34m (9'7" x 7'8")**

uPVC double glazed window to front elevation. Radiator.

## **BATHROOM 2.06m x 2.19m (6'9" x 7'2")**

Obscure uPVC double glazed window to side elevation. Comprises three piece suite consisting of concealed cistern, WC and wash hand basin built in vanity unit with stainless steel mixer tap over. Panel bath with stainless steel shower head and mixer tap. Heated towel rail. Fully tiled to floor and walls. Spotlights to ceiling.

## **OUTSIDE**

### **FRONT GARDEN**

This large corner plot providing a paved driveway providing parking for four vehicles. Laid mainly to lawn with a variety of shrubs borders. Access to the double garage via two up and over doors. Side access to rear garden via a timber gate.

### **DOUBLE GARAGE**

Two up and over doors. Light and power connected.

### **REAR GARDEN**

Private larger than average rear garden with the benefit of being southerly facing. The garden is laid mainly to lawn with borders consisting of a variety of fruit trees and shrubs. An extensive rear patio. Laid with porcelain slabs provides the perfect space for entertaining. Access to the front is provided via a timber gate.

## 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 E

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 - Driveway, Double 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, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

## 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.

# Floorplan





## 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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