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Severn Drive, Kingsheath  
Northampton  
Northamptonshire, NN5 7LW  
**£245,000** Semi-Detached



Department: Sales

Tenure: Freehold



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SPACIOUS HOUSE WITH THREE CAR PARKING. A NICELY PRESENTED, SPACIOUS, THREE-BEDROOM SEMI-DETACHED HOUSE LOCATED ON THE EVER-POPULAR KINGS HEATH DEVELOPMENT WITH LOCAL AMENITIES CLOSE BY.

#### GROUND FLOOR

- LOUNGE
- KITCHEN/DINING ROOM
- SUN ROOM

#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM
- WC

#### OUTSIDE

- FRONT DRIVE
  - REAR GARDEN
- 







## THE PROPERTY

SPACIOUS HOUSE with THREE CAR PARKING. A nicely presented, spacious, three-bedroom semi-detached house located on the ever-popular Kings Heath development with local amenities close by. The property benefits from gas central heating via a replacement and relocated gas fired combination boiler and double-glazing.

Internally, the property offers a welcoming hallway with dogleg stairs to the first floor, through sitting room with patio doors to a uPVC lean-to conservatory with a radiator, re-configured kitchen with built in five ring hob and high-level double oven/grill, plus there is a side door to a covered passageway accessing a most useful utility store and access to the garden and driveway. To the first floor is a landing with loft access, three bedrooms, re-fitted bathroom and separate WC.

Outside, the frontage has been laid to off road parking for three vehicles side by side with a door into the side covered passage with access to the delightful rear garden with different seating positions from which to enjoy. There is also a raised fishpond, composting area, shed and water butts.

EPC Rating: TBC. Council Tax Band: A.









## MATERIAL INFORMATION

Type	Semi-Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band A
EPC Rating	Ask Agent
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, Driveway
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

## LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UK's largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

## IMPORTANT NOTICE

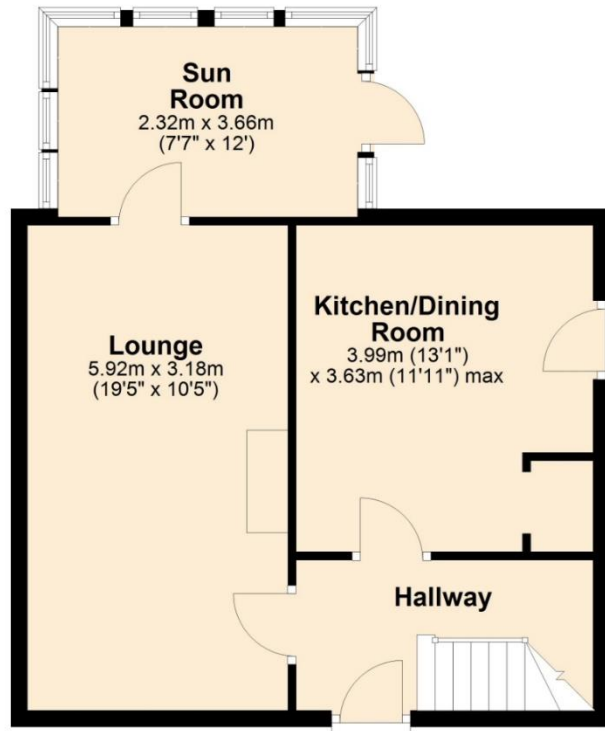
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

### Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 97.6 sq. metres (1050.6 sq. feet)