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Yeoman Meadow, East Hunsbury  
Northampton  
Northamptonshire, NN4 9YX  
£250,000 Semi-Detached



Department: Sales

Tenure: Freehold



**Jackson Grundy Estate Agents - Kingsthorpe**  
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197  
Email Us [kingsthorpe@jacksongrundy.co.uk](mailto:kingsthorpe@jacksongrundy.co.uk)



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MUCH IMPROVED SEMI-DETACHED HOUSE WITH TWO DOUBLE BEDROOMS IN NN4. JACKSON GRUNDY IS PLEASED TO BE APPOINTED AS THE SELLING AGENTS FOR THIS SUPERB TWO BEDROOM SEMI-DETACHED HOUSE IN THE EVER POPULAR EAST HUNSBURY DISTRICT IN NN4 CLOSE TO THE M1 MOTORWAY J15, A45 SOUTHERN RING ROAD AND OTHER LOCAL AMENITIES.

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#### GROUND FLOOR

- LOUNGE
- KITCHEN

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#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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## THE PROPERTY

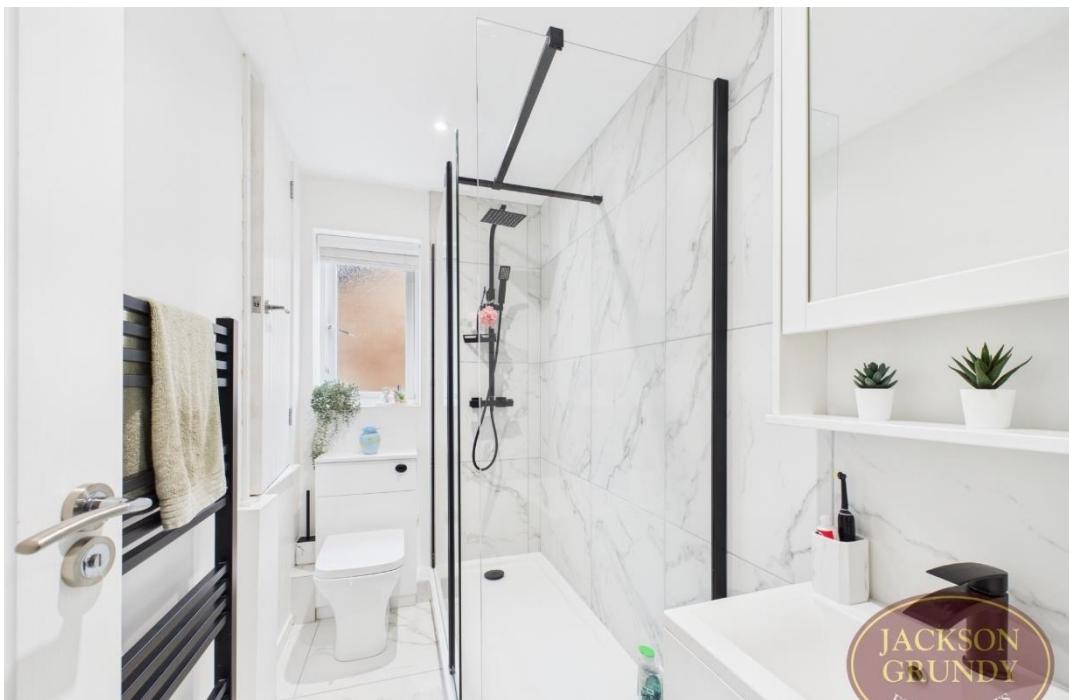
MUCH IMPROVED SEMI-DETACHED HOUSE WITH TWO DOUBLE BEDROOMS IN NN4.

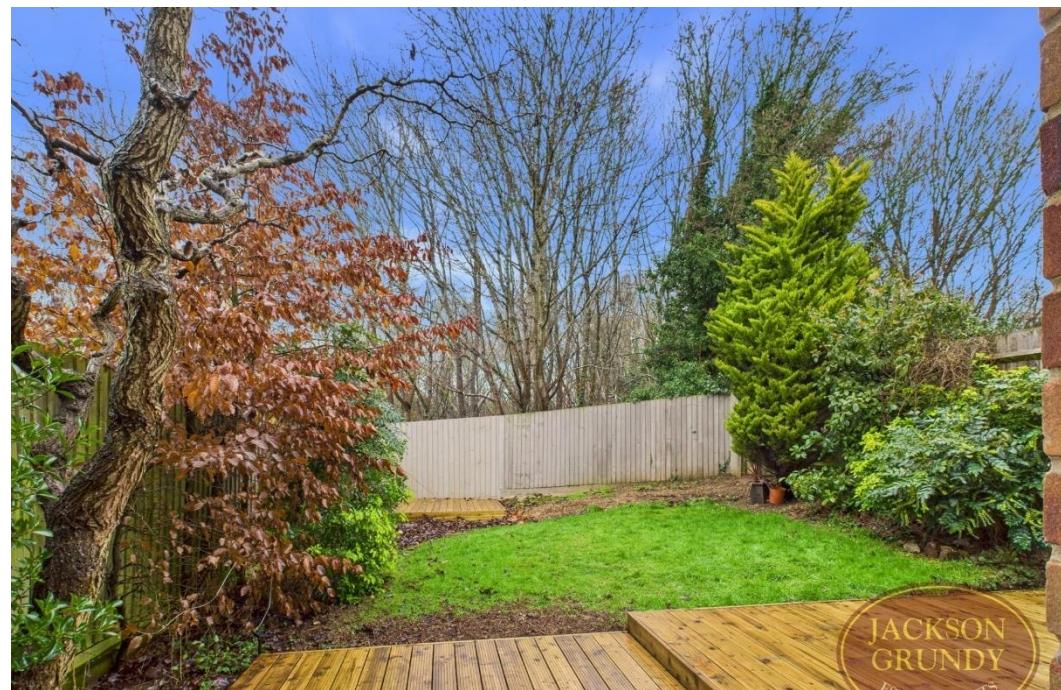
Jackson Grundy is pleased to be appointed as the selling agents for this superb two bedroom semi-detached house in the ever popular East Hunsbury district in NN4 close to the M1 Motorway J15, A45 southern Ring Road and other local amenities.

The property also benefits from uPVC double glazing, gas central heating to radiators via a replacement combination boiler, replacement floor coverings and redecoration. Accommodation offers sitting room with under stairs storage, modern kitchen/diner with built in hob, oven and dishwasher, two double bedrooms and a stylish re-fitted bathroom with over-stairs airing cupboard.

Outside the frontage is open plan with a private driveway to the side which is wider than average and a side gate to a generous sized rear garden with lawn and two decked seating areas and is not overlooked from the rear.

EPC Rating: C. Council Tax Band: B.





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## MATERIAL INFORMATION

Type	Semi-Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
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, 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

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## LOCATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

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## 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

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

