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The Headlands, The Headlands
Northampton
Northamptonshire, NN3 2NX
£320,000 Semi Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111
Email Us abington@jacksongrundy.co.uk



SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF THE HEADLANDS, THIS WELL PRESENTED DOUBLE BAY FRONTED, SEMI DETACHED THREE BEDROOM HOME OFFERS A RANGE OF DESIRABLE FEATURES INCLUDING OFF STREET PARKING, GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS THROUGHOUT.

GROUND FLOOR

- KITCHEN
- LOUNGE/DINING ROOM

FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - REAR GARDEN
-





THE PROPERTY

Situated in the highly sought after area of The Headlands, this well presented double bay fronted, semi detached three bedroom home offers a range of desirable features including off street parking, gas central heating and UPVC double glazed windows throughout.

The property is entered via a storm porch into a welcoming hallway, which provides access to all ground floor rooms. The spacious open plan living and dining room extends the full length of the house, offering generous and flexible space ideal for both relaxing and entertaining. The kitchen is fitted with a range of base and eye level units, includes a useful storage cupboard, and leads through to the utility room. From here, there is direct access to the private rear garden, which features a brick built outdoor seating area.

To the first floor are two well-proportioned double bedrooms, a single bedroom, and a three piece family bathroom with a shower over the bath.

Externally, the rear garden is mainly laid to lawn with an additional paved seating area and access to further off road parking via a service road.

EPC Rating: D. Council Tax Band: C





MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	D
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	Off-street
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

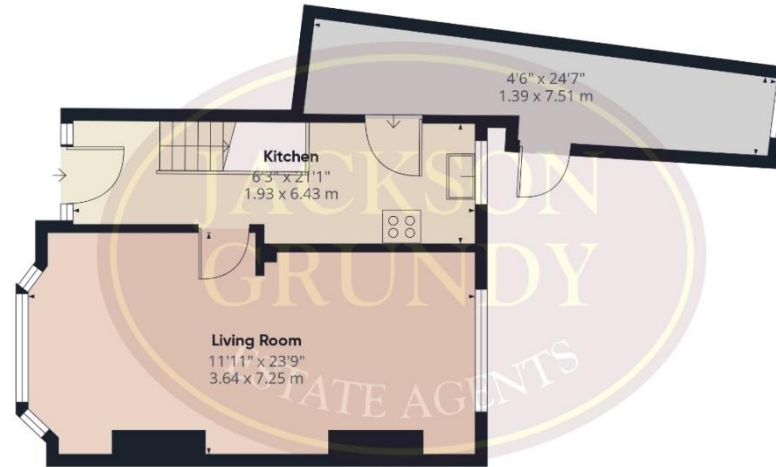
The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary education facilities within a 1 mile radius. Its location affords easy access to the majority of Northampton's main roads including A508, A43 and A45, the latter in turn leading to M1 J15 just 6 miles away. Public transport options are also well catered for via regular bus services to Northampton town centre where the railway station offers mainline services to London Euston and Birmingham New Street. Northampton itself also offers a further selection of retail, leisure and entertainment facilities, such as Royal & Derngate theatres and multi-screen cinema as well as medical and local authority provisions.

AGENTS NOTES

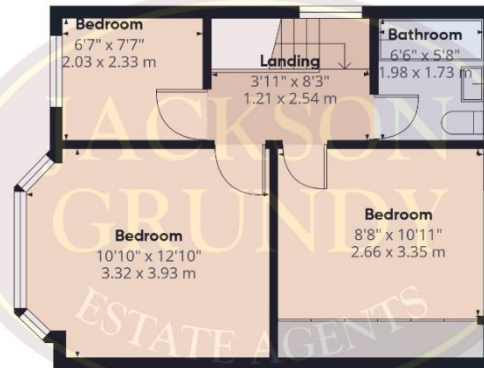
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FLOORPLAN

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

890 ft²

82.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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