



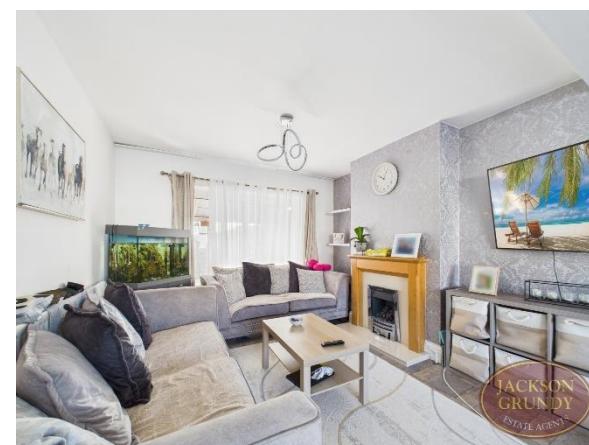
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The Headlands, The Headlands
Northampton
Northamptonshire, NN3 2NX
£320,000 Semi Detached



Department: Sales

Tenure: Freehold



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

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)

