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Upland Road, Headlands  
Northampton  
Northamptonshire, NN3 2QQ  
**£250,000** 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](mailto:abington@jacksongrundy.co.uk)





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OFFERED TO THE MARKET IN GREAT CONDITION THROUGHOUT IS THIS ATTRACTIVE THREE-BEDROOM SEMI DETACHED HOME, BENEFITING FROM DRIVEWAY PARKING AND A GENEROUSLY SIZED REAR GARDEN. THE PROPERTY IS AN IDEAL CHOICE FOR FAMILIES AND FIRST-TIME BUYERS.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- SUN ROOM
- WC

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#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM

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#### OUTSIDE

- FRONT GARDEN
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- DRIVEWAY
- REAR GARDEN





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## THE PROPERTY

Offered to the market in great condition throughout is this attractive three-bedroom semi detached home, benefiting from driveway parking and a generously sized rear garden. The property is an ideal choice for families and first-time buyers.

The ground floor comprises a welcoming entrance hall, living room & dining room & fitted kitchen. Further ground-floor benefits include a bright sunroom overlooking the rear garden and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, all served by a recently fitted modern shower room.

Externally, the property enjoys driveway parking to the front, while to the rear is a well-maintained and large garden, offering excellent outdoor space and further benefiting from useful side access ideal for families, entertaining or future potential.

An internal viewing is highly recommended.

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
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

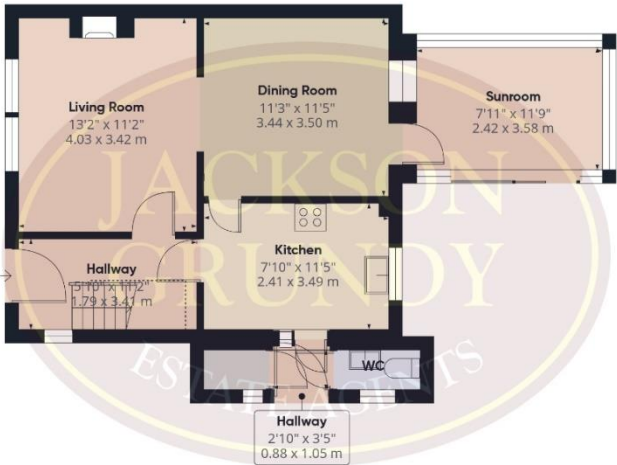
The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary 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)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

975 ft<sup>2</sup>  
90.6 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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