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Wellingborough Road
Northampton
Northamptonshire, NN3 3HT
£400,000 Detached



Department: Sales

Tenure: Freehold



A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME OFFERED WITH NO UPWARD CHAIN. THIS SPACIOUS PROPERTY FEATURES A BAY-FRONTED LIVING ROOM WITH FEATURE FIREPLACE, AN OPEN-PLAN KITCHEN/DINING ROOM IDEAL FOR MODERN LIVING, A CONSERVATORY OVERLOOKING THE GARDEN AND A DOWNSTAIRS WC. UPSTAIRS OFFERS TWO GENEROUS DOUBLE BEDROOMS, A GOOD-SIZED SINGLE BEDROOM AND A FAMILY BATHROOM. EXTERNALLY, THE HOME BENEFITS FROM ESTABLISHED FRONT AND REAR GARDENS, SIDE ACCESS AND A TANDEM-LENGTH GARAGE WITH STORE, ACCESSED VIA THE HEADLANDS. IDEALLY LOCATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS, THIS IS A SUPERB OPPORTUNITY FOR FAMILIES AND FIRST-TIME BUYERS ALIKE.

GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM
- SUN ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN





THE PROPERTY

A beautifully presented detached family home, offered to the market with no upward chain.

Upon entering, you are welcomed by a bright entrance hallway leading to a spacious bay-fronted living room, complete with a feature fireplace and sliding doors opening into the kitchen/dining room. The heart of the home is the impressive open-plan kitchen and dining space, thoughtfully designed for modern living and entertaining, benefitting from excellent natural light and a further feature fireplace that adds warmth and character.

Completing the ground floor is a conservatory overlooking the rear garden, providing an additional reception area with direct garden access, along with a convenient downstairs WC.

To the first floor are two generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes and a bay window. There is also a well-proportioned single bedroom and a three-piece family bathroom accessed from the landing.

Externally, the property enjoys both front and rear gardens. The rear garden provides access to a tandem-length garage, incorporating a useful store room and accessed via The Headlands. Further benefits include side access to the property and an established, gated front garden enhancing privacy and kerb appeal.

Ideally positioned close to local amenities and transport links, this home presents an excellent opportunity for first-time buyers, families or those seeking a well-located and stylish property in a popular residential area.

EPC Rating: TBC. Council Tax Band: E







MATERIAL INFORMATION

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| Type | Detached |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Band E |
| 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 | Driveway, Garage |
| 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

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, café and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1½ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.

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)

