



14 Rectory Way, Northampton, Northamptonshire, NN3 8BW
£355,000 Freehold

Jackson Grundy are pleased to be the chosen agent to bring to the market an excellently presented four bedroom detached family home situated close to good rail links, including A43/M1 and local amenities. The accommodation comprises hall, WC, bay fronted lounge and upgraded kitchen/dining room with Quartz work surfaces. To the first floor are four bedrooms, bedroom one with en-suite and a family bathroom. To the rear is an enclosed garden with access to the garage and to the front is off road parking leading to a detached garage. The property would make an excellent family home. Please call today to book your internal inspection. EPC Rating: B. Council Tax Band: D

Excellently Presented | Upgraded Kitchen/Dining Room | Bay Fronted | Excellent Location | En-Suite To Bedroom One | Close To Local Amenities

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Staircase rising to first floor landing. Radiator. Thermostat.

LOUNGE 5.08m x 3.96m (16'8 x 13'0) Max

uPVC double glazed bay window to front elevation with shutter blinds. Radiator.

WC

Frosted uPVC double glazed window to front elevation. Radiator. Suite comprising low level WC and wall mounted wash hand basin. Electric fusebox.

KITCHEN/DINING ROOM 3.84m x 6.17m (12'7 x 20'3)

uPVC double glazed French doors with blinds to rear elevation. uPVC double glazed window to rear elevation with shutter blinds. Wall and base units. Square edge Quartz work surfaces and splash backs. Stainless steel sink with mixer tap. Five ring gas hob, AEG electric oven and grill. Extractor. AEG dishwasher. AEG fridge/freezer. Ideal boiler. Radiator. Space for white goods. Spotlights. Storage cupboard.

FIRST FLOOR LANDING

Access to loft space. Radiator. Storage cupboard. Doors to:

BEDROOM ONE 2.97m x 3.28m (9'9 x 10'9)

uPVC double glazed window to front elevation with shutter blinds. Radiator.

EN-SUITE 1.75m x 1.91m (5'9 x 6'3)

uPVC frosted double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, wall mounted wash hand basin with cupboard below and shower cubicle with glass screen/door. Tiling to splash back areas. Spotlights. Shaver point.

BEDROOM TWO 3.38m x 2.62m (11'1 x 8'7)

uPVC double glazed window to rear elevation with shutter blinds. Radiator.

BEDROOM THREE 2.21m x 3.38m (7'3 x 11'1)

uPVC double glazed window to rear elevation with shutter blinds. Radiator.

BEDROOM FOUR 2.03m x 2.77m (6'8 x 9'1)

uPVC double glazed window to front elevation with shutter blinds. Radiator.

BATHROOM 1.73m x 1.91m (5'8 x 6'3)

Heated towel rail. Suite comprising panelled bath with mixer tap, shower and glass shower screen, low level WC and wash hand basin. Tiling to splash back areas. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Tarmac driveway leading to garage. Path to front door. Flower bed borders. Electric car charging point.

GARAGE

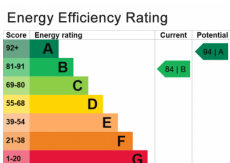
Pitched roof. Up and over door. Door to garden. Power and light connected.

REAR GARDEN

Patio and lawn area. Shrub borders. Panelled fence surround.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

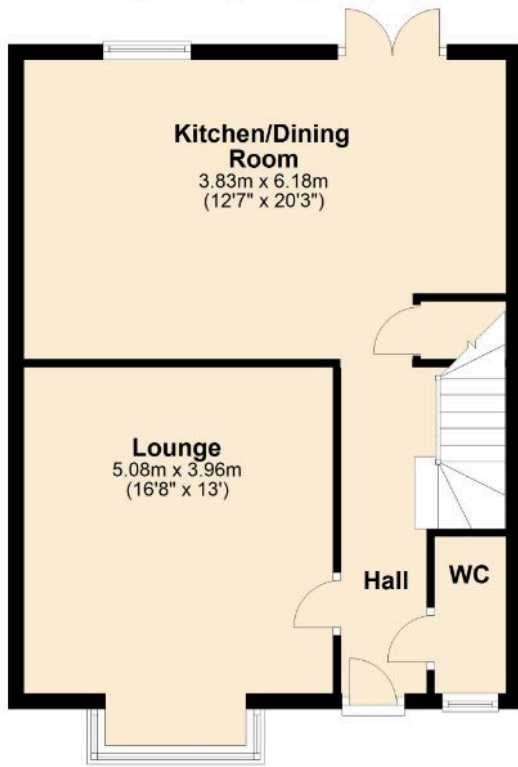


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

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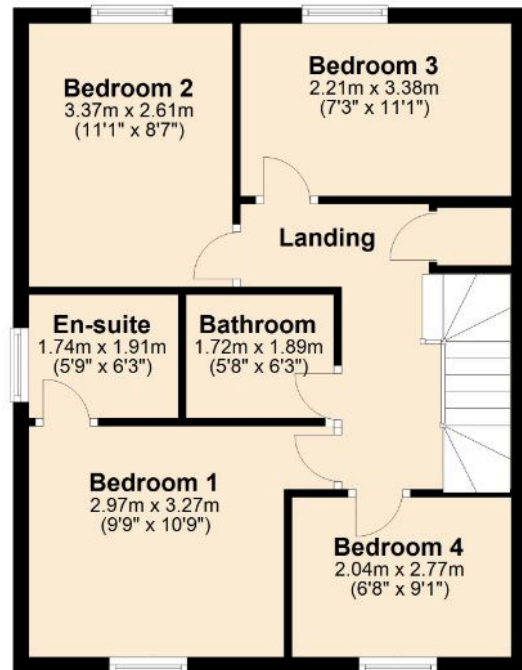
Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.5 sq. feet)



Total area: approx. 100.4 sq. metres (1080.5 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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