

**48 Pinetrees, Weston Favell, Northampton, NN3 3ET**  
**Guide Price £325,000 Freehold**

Jackson Grundy are delighted to be the chosen agent to bring to the market this well presented and rarely available four bedroom detached family home with two storey extension to the rear. In brief the property comprises entrance hall, cloakroom/WC, lounge/dining room and a kitchen/breakfast room. To the first floor is four bedrooms and a family bathroom, bedroom one is extended and has an en-suite shower room. The rear of the property has an enclosed garden, and the front has off road parking leading to the garage which has been part converted to an office/craft room to the rear. The property would make an excellent family home. Call today to make a viewing appointment. EPC: TBC. Council Tax Band: D.

**Excellently Presented | Two Storey Extension | En-Suite To Principal Bedroom | Downstairs Cloakroom/WC | Electric Vehicle Charge Point | Refitted Kitchen**

**modern marketing · traditional values**

### ENTRANCE

Enter via a frosted glass uPVC double glazed door. uPVC double glaze frosted window to front elevation. Stairs rising to first floor landing with cupboard under. Thermostat.

### CLOAKROOM/WC

Frosted uPVC double glazed window to side elevation. Low level flush WC. Wall held bowl. Tiled splash backs.

### LOUNGE/DINING ROOM 4.78m x 4.78m (15'8 x 15'8)

Dual aspect uPVC double glazed windows. Double glazed sliding doors to rear elevation. Two radiators. Feature fireplace. Coving.

### KITCHEN 2.92m x 4.65m (9'7 x 15'3)

Dual aspect uPVC double glazed windows and a uPVC double glazed window to side elevation. A range of wall and base level kitchen units with roll top work surfaces over. Four ring induction hob with extractor over. Wall mounted oven. Stainless steel bowl and drainer with mixer tap over. Built in cupboard. Space for white goods. Radiator. Spotlights.

### FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Radiator. Airing cupboard. Doors to adjacent rooms.

### BEDROOM ONE 3.73m x 2.84m (12'3 x 9'4)

uPVC double glazed window to rear elevation. Radiator.

### EN-SUITE

Frosted uPVC double glazed window to side elevation. Low level flush WC. Pedestal wash hand basin with mixer tap over. Shower cubicle with glass screen. Radiator. Tiled splash backs. Spotlights.

### BEDROOM TWO 2.79m x 2.84m (9'2 x 9'4)

uPVC double glazed window to front elevation. Radiator. Fitted bedroom furniture.

### BEDROOM THREE 2.79m x 2.82m (9'2 x 9'3)

uPVC double glazed windows to side and rear elevations. Radiator.

### BEDROOM FOUR 2.84m x 1.98m (9'4 x 6'6)

uPVC double glazed window to side elevation. Radiator.

### BATHROOM 1.85m x 1.68m (6'1 x 5'6)

Frosted uPVC double glazed window to front elevation. Low level flush WC. Pedestal wash hand basin with mixer tap over. P-shaped bath with electric shower over and glass screen. Radiator. Tiled floor to ceiling.

### OUTSIDE

#### FRONT GARDEN

Driveway leading to garage providing off road parking. Path to front and side entrance. Lawn and shrub borders. Low level boundary wall.

#### GARAGE 2.36m x 3.10m (7'9 x 10'2)

Up and over door. Timber framed frosted door to garden. Door to office/craft room. uPVC double glazed dual aspect windows. Power and light connected.

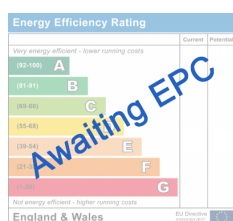
#### OFFICE/CRAFT ROOM 2.24m x 4.67m (7'4 x 15'4)

#### REAR GARDEN

Patio area. Step leading to lawn. Mature trees. Enclosed by panelled fencing. Remote controlled awning on the rear of the property.

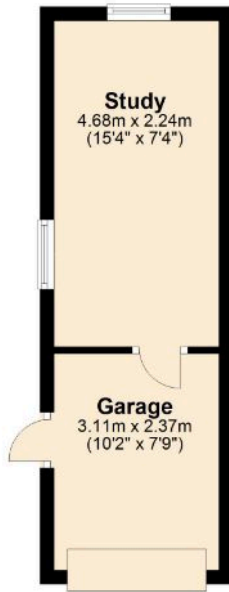
#### DRAFT DETAILS

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

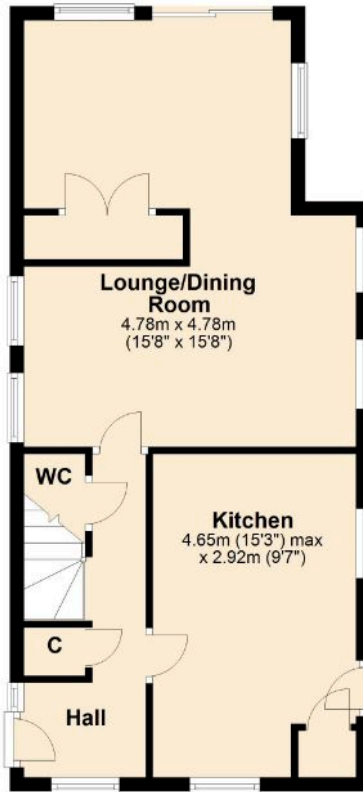


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

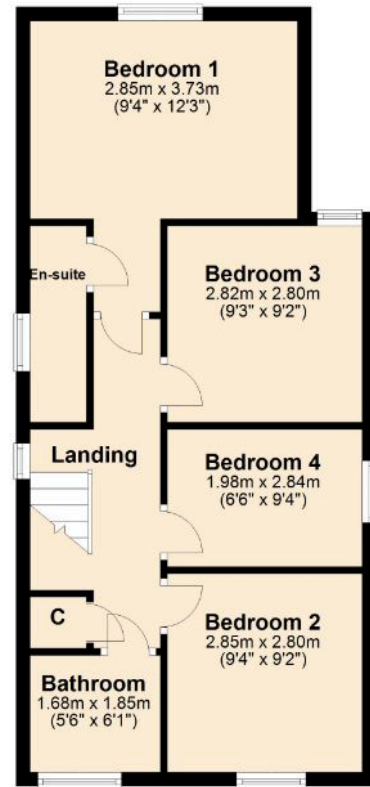
**Outside**  
Approx. 18.1 sq. metres (194.6 sq. feet)



**Ground Floor**  
Approx. 54.2 sq. metres (583.1 sq. feet)



**First Floor**  
Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 sq. feet)



## LOCAL AREA INFORMATION

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.

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