



**64 Ecton Park Road, Ecton Brook, Northampton, NN3 5LF**  
**£254,000 Freehold**

Jackson Grundy are delighted to be the chosen agent to bring to the market this well presented three bedroom semi-detached property situated at the end of a quiet Cul-de-Sac close to local amenities. In brief the property comprises entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and a family bathroom. To the rear is an enclosed rear garden and garage which is fronted with off road parking. An early viewing is highly recommended. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax: B.

**Two Electric Charging Points | Off Road Parking | Garage | uPVC Double Glazed | End of Cul-de-Sac | Close to Amenities**

**modern marketing · traditional values**

## ENTRANCE HALL

Enter via uPVC front privacy front door. Doors leading to : Kitchen and Lounge.

## LOUNGE 4.39m x 4.22m (14'5 x 13'10)

uPVC double glazed window (to front and rear). Radiator. Open plan entrance to dining room and stairs.

## KITCHEN 1.83m x 2.69m (6' x 8'10)

uPVC double glazed window to front elevation. uPVC double glazed door to side elevation. Base and wall mounted storage units. Four ring induction hob. Single panel radiator. Stainless steel sink and drainer unit. Door leading to dining room:

## DINING ROOM 2.01m x 2.69m (6'7 x 8'10)

uPVC double glazed window to rear elevation. uPVC double glazed door to rear elevation. Radiator. Stairs leading to first floor.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM TWO 2.01m x 3.33m (6'7 x 10'11)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 1.83m x 2.08m (6' x 6'10)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM ONE 2.01m x 3.56m (6'7 x 11'8)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 2.08m x 2.08m (6'10 x 6'10)

uPVC double glazed obscure window to front elevation. Heated towel rail. Tiled walls. Wall mounted floating WC. Wall mounted hand wash basin with mixer tap over. Bath with integrated rainfall shower unit over. Spotlights.

## OUTSIDE

### FRONT GARDEN

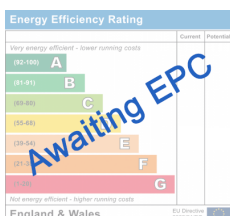
Path to front garden. Front lawn Electric charging point to front and one to side.

### GARAGE

Up and over door. Parking in front of garage. Electric sockets.

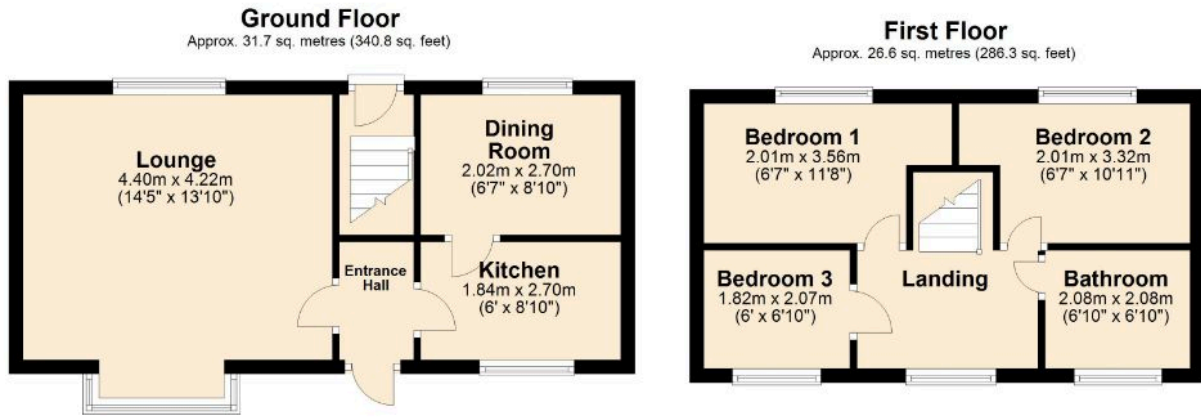
### REAR GARDEN

Decked area. Artificial lawn.



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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Total area: approx. 58.3 sq. metres (627.1 sq. feet)



## LOCAL AREA INFORMATION

The village of Ecton lies midway (approx. 6 miles) between Northampton and Wellingborough just off the A4500 and boasts its own village hall and primary school plus two public houses, one of which also offers hotel, conferencing and restaurant facilities. The nearest local grocery stores can be found 2 miles away in Earls Barton whilst a large 24 hour supermarket can also be found 2 miles in the opposite direction at Weston Favell Shopping Centre, also home to a number of high street stores and banking facilities. Ecton's location ensures easy access to a number of main roads including the A45 which in turn leads to M1 J15 8.5 miles away, whilst for public transport, both Northampton and Wellingborough stations offer mainline access to London Euston and London St Pancras International respectively.



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