



22 Lakeside Drive, Ecton Brook, Northampton, NN3 5EL
£325,000 Freehold

Jackson Grundy are delighted to bring to the market this well presented four bedroom detached family home situated at the end of a Cul-de-Sac in the popular area of Ecton Brook on the edge of Northampton. In brief the property comprises of entrance hall, WC, kitchen/diner, lounge. The first floor has four bedrooms and a family bathroom. The rear has a landscaped garden with patio area and brick built BBQ. The front has off road parking leading to a garage. The property would make an excellent family home. Call today to arrange an internal inspection. EPC Rating: TBC. Council Tax: C.

Kitchen/Diner | Well Presented Throughout | Downstairs WC | Single Garage | Landscaped Garden | Positioned in a Quiet Cul-de-Sac

modern marketing · traditional values

ENTRANCE

Enter via uPVC double glazed door. Radiator.
Stairs to first floor. Doors leading to rooms.

LOUNGE/DINING ROOM 5.79m x 3.05m (19' x 10')

uPVC double glazed window to front elevation.
uPVC double glazed doors to rear elevation. Two radiators. Storage cupboard under stairs.

KITCHEN/DINING ROOM 5.79m x 2.44m (19' x 8')

uPVC double glazed window to front and rear elevation. Opaque uPVC double glazed window to side elevation. Wall mounted and base units. Wooden worktop surfaces. Sink and drainer with mixer tap. Four ring electric hob with oven under and extractor over. Tiled splash backs. Space for white goods.

LANDING

uPVC double glazed window to rear elevation.
Radiator. Doors to connecting rooms.

BATHROOM 2.13m x 2.74m (7' x 9')

Opaque uPVC double glazed window to rear elevation. Low level WC. Pedestal wash hand basin. Bath with shower over. Tiled splash backs. Radiator. Airing Cupboard housing Vaillant Combination Boiler.

BEDROOM ONE 3.35m x 2.44m (11' x 8')

uPVC double glazed window to front elevation.
Radiator.

BEDROOM FOUR 2.44m x 1.83m (8' x 6')

uPVC double glazed window to front elevation.
Radiator.

BEDROOM TWO 2.44m x 3.05m (8' x 10')

uPVC double glazed window to front elevation.
Radiator. Built in double cupboard.

BEDROOM THREE 2.13m x 3.05m (7' x 10')

uPVC double glazed window to rear elevation.
Radiator. Built in single cupboard.

OUTSIDE

FRONT

Tarmac and Patio driveway. Gated side access.

GARAGE

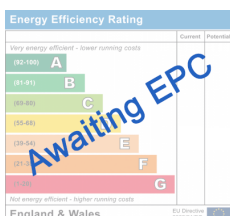
Brick built pitched roof with up and over garage door. Opaque uPVC double glazed window to side elevation. Power and light.

REAR

Patio area. Steps to lawn and retaining wall. Shrub and flower bed boarders. Brick built BBQ. Gated side access. Pergola.

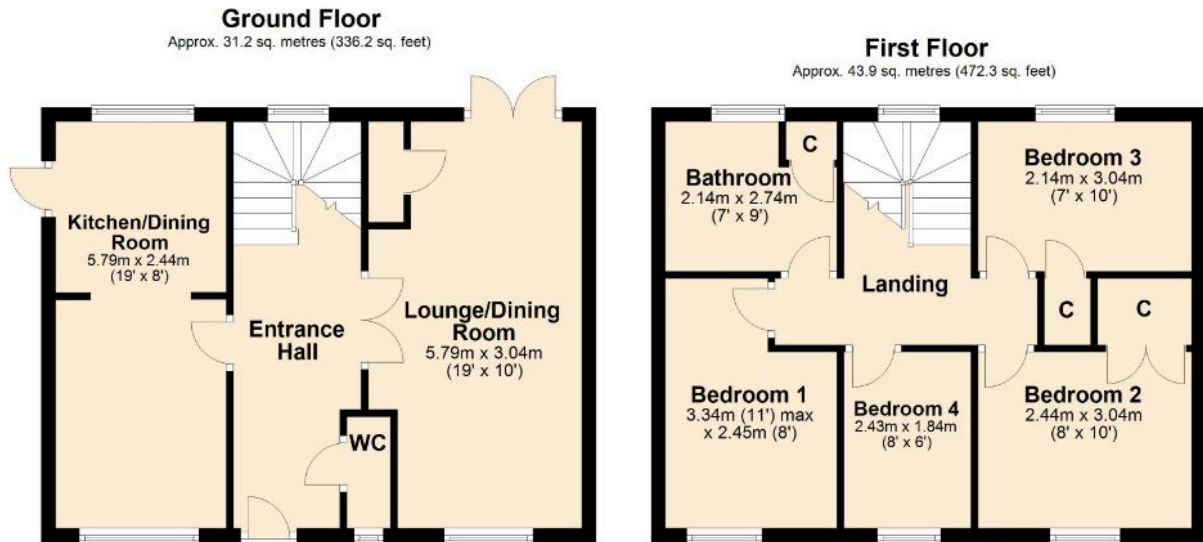
DRAFT DETAILS

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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Total area: approx. 75.1 sq. metres (808.5 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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