



2 Repton Court, The Arbours, Northampton, NN3 3RQ
£399,999 Freehold

Jackson Grundy are pleased to be the chosen agent to bring to the market this newly refurbished, detached, three bedroom bungalow with double garage. The accommodation comprises entrance porch leading to open plan living area and kitchen with under floor heating, bathroom and three double bedrooms. The rear has a well maintained, enclosed garden with patio area and to the front is off road parking for at least five cars leading to a double garage. The property is offered to the market with no onward chain. Please call today to arrange an internal inspection. EPC: D. Council Tax Band: E.

**Refurbished | Rarely Available | Open Plan Living Area | Refitted Kitchen | Refitted Bathroom
| Off Road Parking Four Five Cars**

modern marketing · traditional values

ENTRANCE

Enter via uPVC frosted double glazed door. uPVC frosted double glazed door to:

LOUNGE/DINING ROOM 6.40m max x 7.01m (21'0 max x 23'0)

uPVC sliding double glazed door to rear elevation. Radiator. Tiled floor. Under floor heating. Coving. Storage cupboard. Access to loft space.

KITCHEN 3.66m x 2.49m (12 x 8'2)

Two uPVC double glazed windows and door to side elevation. A range of base and wall mounted units with roll top work surfaces. Four ring gas hob, double electric oven and extractor. Composite sink and drainer. Space for white goods. Combination boiler. Built in dishwasher. Under floor heating. Spotlights.

HALL

Loft hatch. Doors to rooms. Storage cupboard.

BEDROOM ONE 3.68m x 3.38m (12'1 x 11'1)

uPVC double glazed window to front elevation. Radiator. Coving.

BEDROOM TWO 2.97m x 3.68m (9'9 x 12'1)

uPVC double glazed window to front elevation. Radiator. Coving.

BEDROOM THREE 2.62m x 3.35m (8'7 x 11)

uPVC double glazed window to side elevation. Radiator. Coving.

BATHROOM 2.51m x 2.49m (8'3 x 8'2)

Frosted uPVC double glazed window to side elevation. Low level flush WC, sink with mixer tap and cupboard under and panelled bath with mixer tap and shower off tap. Central heated towel rail. Tiled floor to ceiling. Coving.

OUTSIDE

FRONT GARDEN

Tarmac driveway providing off road parking for five cars.

DOUBLE GARAGE

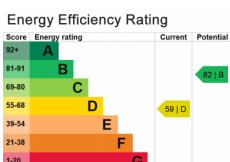
Electric roller door. Composite glazed door to garden. Window to rear elevation. Power and light.

REAR GARDEN

Patio and lawn area. Flower bed borders. Enclosed by panelled fencing.

DRAFT DETAILS

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

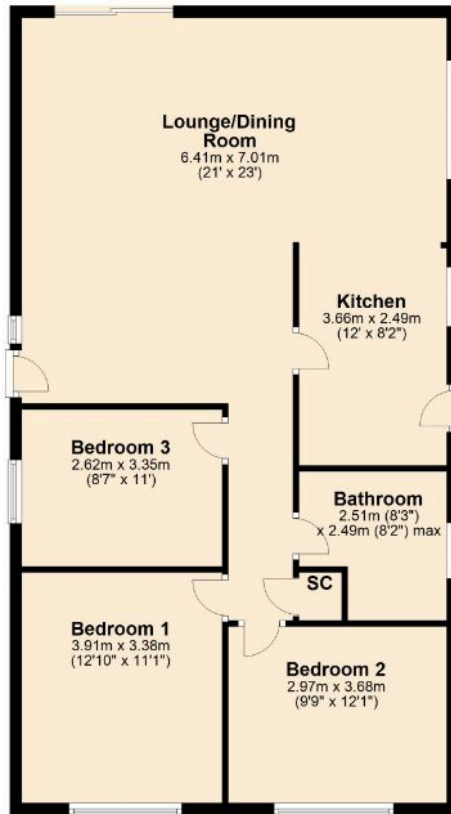


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

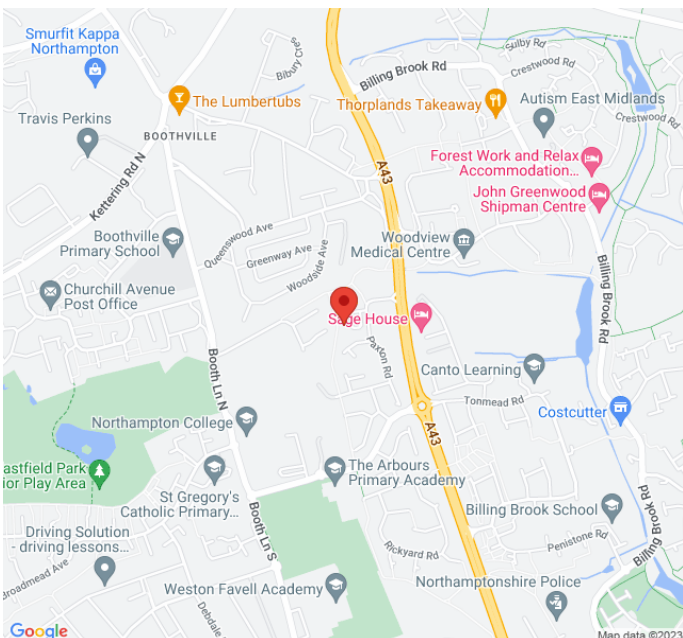
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Floor Plan

Approx. 90.7 sq. metres (976.6 sq. feet)



Total area: approx. 90.7 sq. metres (976.6 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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