



28 Cottarville, Weston Favell, Northampton, NN3 3ES
£325,000 Freehold

Jackson Grundy are delighted to bring to the market this rarely available 1920's end terrace situated in a quiet cul-de-sac in the ever popular village of Weston Favell. In brief the property comprises entrance hall, lounge, dining room, kitchen, utility room and WC. To the first floor are three bedrooms and a recently fitted shower room. The front has a well tended garden with off road parking leading to garage. The rear has a large garden with two patio areas. The property is offered to the market with no onward chain and would make an excellent family home. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: C

Rarely Available | Large Garden | Well Presented | Great Family Home | Full Of Potential | Off Road Parking & Garage

modern marketing · traditional values

HALLWAY

Composite double glazed entrance door. Staircase rising to the first floor with storage under. Radiator. Tiled floor. uPVC double glazed windows to side and front elevations.

LOUNGE 3.63m x 4.57m (11'11 x 15'0)

uPVC double glazed window to rear elevation. Radiator. Gas fire place with wooden surround. Coving. Double doors to dining room. Door to kitchen.

DINING ROOM 3.30m x 3.30m (10'10 x 10'10)

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

KITCHEN 3.66m x 2.41m (12'0 x 7'11)

Two uPVC double glazed windows to side elevation. Wall and base units with roll top work surfaces over. Stainless steel sink and drainer. Space for white goods. Electric cooker. Extractor. Tiled floor. Tiling to splash back areas. Radiator.

REAR LOBBY

Doors to:

WC

Frosted uPVC double glazed window to side elevation. Radiator. Low level WC. Tiled to half height. Tiled floor. Coving.

UTILITY ROOM 1.83m x 2.13m (6'0 x 7'0)

Frosted uPVC double glazed window to side elevation. Door to side elevation. Base and wall units. Roll top work surfaces. Coving.

FIRST FLOOR LANDING

Dual aspect uPVC double glazed windows. Airing cupboard with radiator and shelving. Access to loft space. Radiator.

BEDROOM ONE 3.63m x 4.27m (11'11 x 14'0)

uPVC double glazed window to rear elevation. Radiator. Picture rails.

BEDROOM TWO 3.35m x 3.33m (11'0 x 10'11)

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

BEDROOM THREE 3.35m x 2.39m (11'0 x 7'10)

uPVC double glazed window to rear elevation. Radiator.

SHOWER ROOM 2.44m x 1.52m (8'0 x 5'0)

Frosted uPVC double glazed window to side elevation. Central heating towel rail. Suite comprising double shower with glass screen, wash hand basin set in vanity unit and low level WC. Radiator. Tiled floor to ceiling.

OUTSIDE

FRONT GARDEN

Gated access. Path to front door, rear garden, garage and shingled area. Lawn Flower beds. Shrub borders. Gated access to rear garden.

DRIVEWAY

Double gates leading to block paved driveway for two cars.

GARAGE

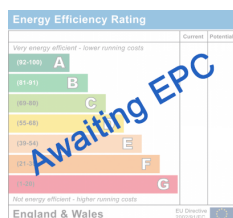
Up and over door. Power and light.

REAR GARDEN

Patio area. Path leading to rear. Mature trees. Lawn. Base for shed and greenhouse. Enclosed by panelled fencing. Pergola with patio under.

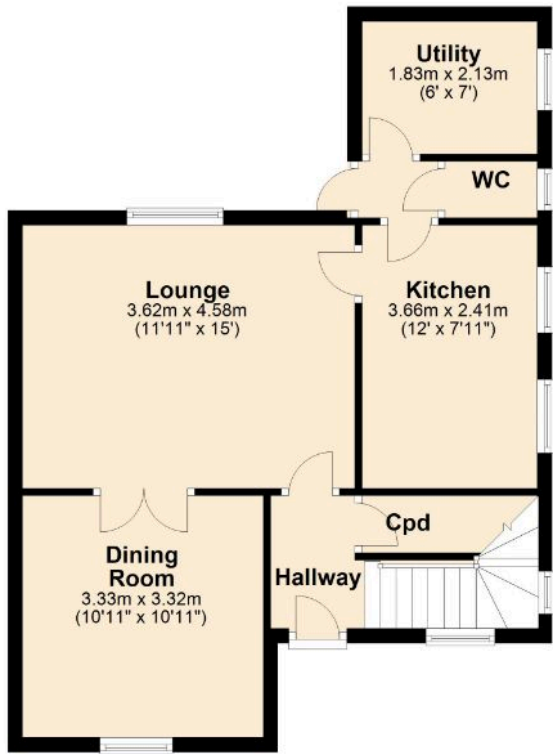
DRAFT DETAILS

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

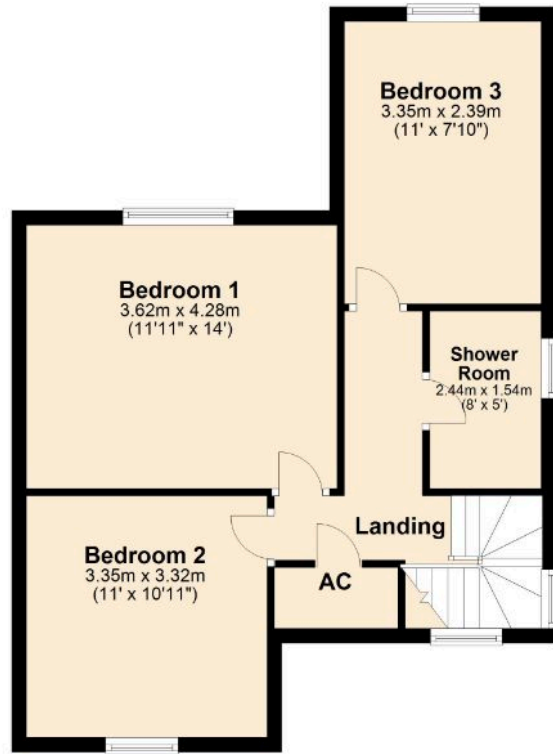


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Ground Floor



First Floor



LOCAL AREA INFORMATION

The village of Weston Favell has been somewhat absorbed by the town's expansion in recent decades, but retains much of its original character, and boasts a strong sense of community with an active village residents association. It is bordered by the A4500 and the area of Westone to the north. The area has many original Northamptonshire stone walls and residents benefit from local amenities including two public houses, primary school, adjacent secondary school, parish church, village hall, newsagent and supermarket. Just outside of the former village boundary is a hotel and the recently extended Weston Favell Shopping Centre - home to a 24 hour supermarket, retail shops, fast food outlets, library and banking facilities. Riverside Retail Park is also nearby. Its location also provides good main road access points - the A43 and A45 ring roads are approximately 0.5 miles away, and M1 J15 is 6 miles away. Mainline train services to London Euston (approx. one hour) and Birmingham New Street can also be accessed within 4 miles at Northampton station.

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