



9 Easton Way | Grendon | NN7 1JQ



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## Offers In Excess Of £500,000

Offered to the market with no onward chain is this three/four bedroom detached house in the sought after village of Grendon. Recently subject to numerous improvements and conversion of the garages, the property boasts a refitted kitchen and bathroom, additional reception rooms offering versatile ground floor accommodation and a larger than average plot backing onto paddocks. In brief the property consists of a guest WC/utility, sitting room, dining room, snug and large kitchen/breakfast. The first floor offers three well proportioned bedrooms, a dressing area and a family bathroom. The outside provides a large east facing garden with field views and to the front a large driveway with parking for several vehicles.

- Versatile three/four bedroom detached house
- Flexible living with various reception rooms
- Edge of sought after village
- Off road parking for multiple vehicles
- Refitted kitchen and bathroom
- Generous plot with field views



Composite door with glazed side panel leading into

### **Entrance Hall**

Window to front, radiator, first floor staircase, under stairs cupboard, doors to sitting, kitchen, room and to

### **Guest WC**

4'4" x 7'5" (1.33 x 2.28)

Low level WC, towel warming radiator, inset single sink and drainer with stainless steel mixer tap above, space and plumbing for washing machine, obscured glazed window to side.

### **Kitchen/Breakfast**

19'11" x 10'6" (6.08 x 3.22)

Fitted with a range of base and eye level units in a shaker style with rolled edge work surfaces above, inset one and half bowl sink and drainer with stainless steel mixer tap above, space and plumbing for dishwasher, mid level twin ovens, induction hob, full height integrated fridge and full height integrated freezer, hidden pantry cupboard, tiling to all splash areas, peninsula breakfast bar, vertical radiator, window to rear, patio doors to rear garden and twin doors leading into

### **Sitting Room**

10'0" x 17'5" (3.05 x 5.33)

Windows to front and side, radiators, electric fire place with matching mantle, surround and hearth, coving, doors to rear garden and internal door into

### **Dining Room**

8'7" x 17'0" (2.63 x 5.20)

Window to side, built in cupboards, patio doors to rear garden and internal door into

### **Snug/Bedroom Four**

8'6" x 17'3" (2.61 x 5.26)

Doors to rear garden.

### **First Floor Landing**

Windows to front, doors to all principals rooms.

### **Dressing Area/Office**

10'6" x 6'8" (3.22 x 2.04)

Window to front, radiator, stud wall partition into

### **Bedroom One**

10'3" x 10'6" (3.14 x 3.22)

Window to rear, radiator, built in wardrobes.

### **Bedroom Two**

10'0" x 9'4" (3.07 x 2.86)

Window to rear, radiator

### **Bedroom Three**

7'10" x 10'4" (2.39 x 3.16)

Window to rear, radiator, loft access hatch.

### **Bathroom**

6'5" x 8'1" (1.96 x 2.47)

Four piece suite comprising of a low level WC, hand wash basin recessed in small vanity unit, rolled top claw foot bath and shower unit with thermostatic shower, curved glazed shower screen, towel warming radiator, tiling to all splash areas, obscured window to front.

### **Outside**

The property sits behind a generous frontage laid to lawn and shingle with a central pathway and enclosed with low level picket fencing. To the side offers a large driveway area providing parking for at least four cars.

### **Rear Garden**

Immediately abutting the rear of the property is a slabbed patio area extending across the width of the property. Beyond the patio is a shingled area containing shrubs and plants enclosed with low level metal fencing, the rest of the garden is laid to lawn with footpath to one side. The whole is enclosed with a combination of timber fencing with an easterly aspect.

### **Summer House**

10'11" x 8'9" (3.35 x 2.68)

Of timber and glass construction.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

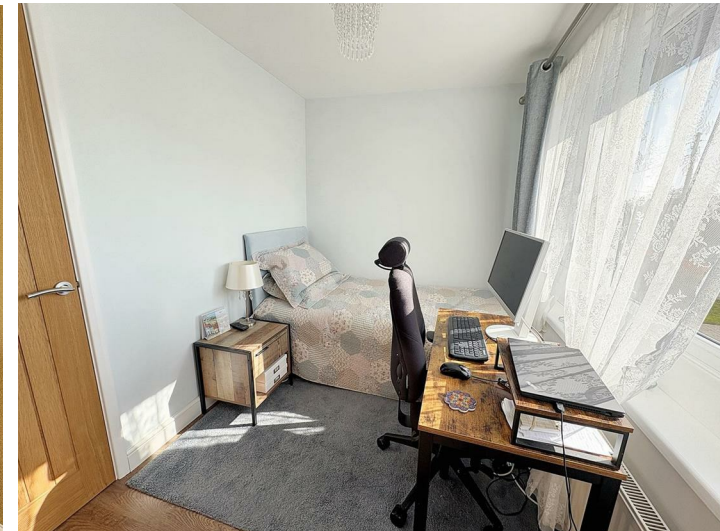
Sewerage: Mains

Heating: Gas radiators

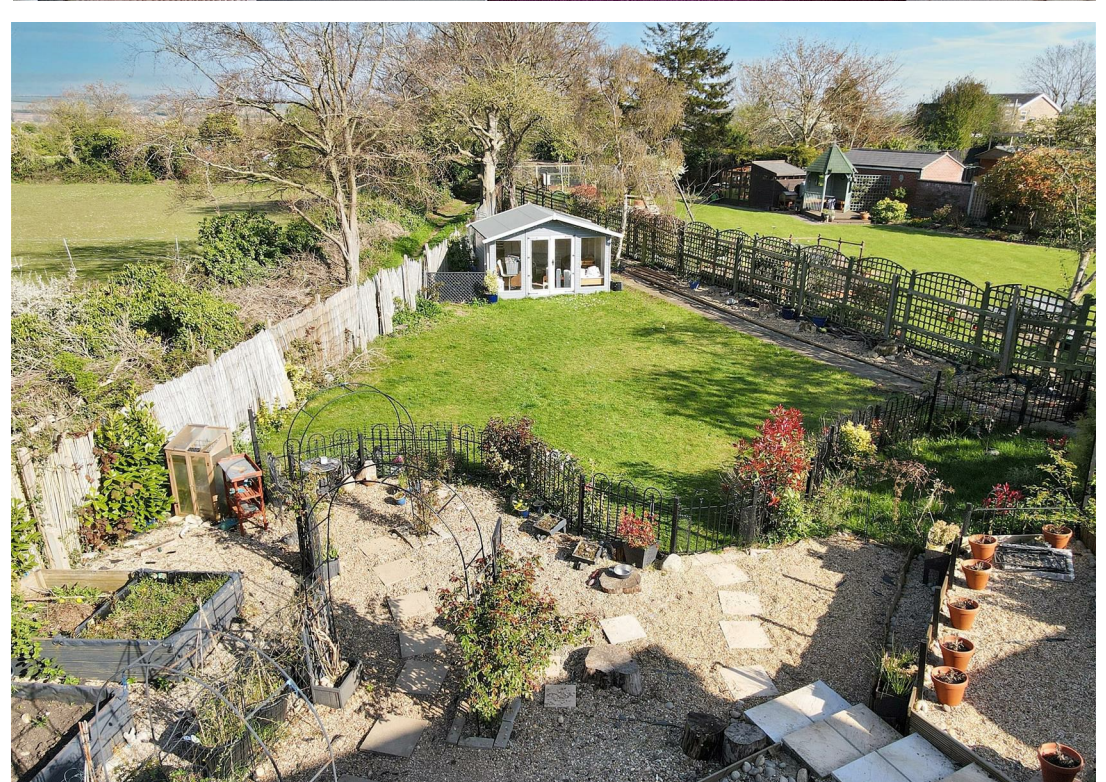
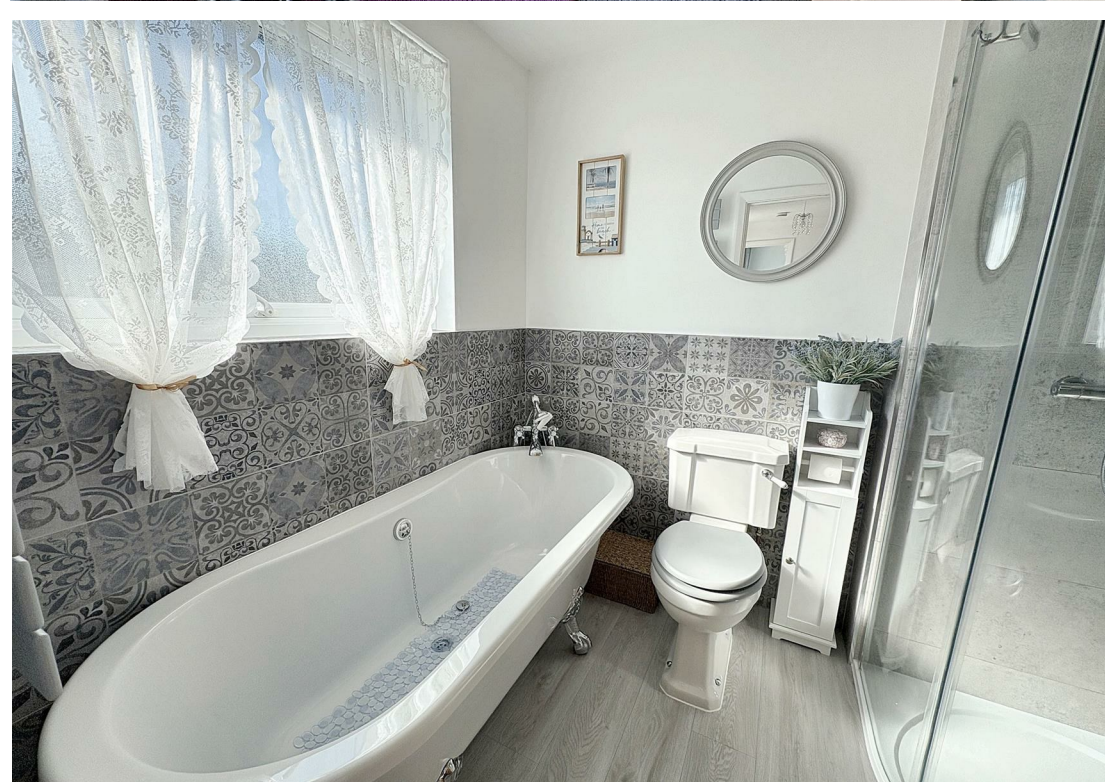
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.











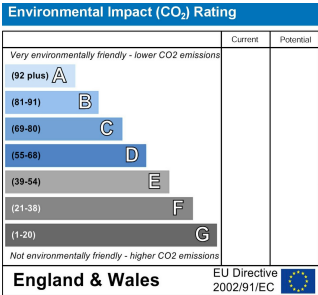
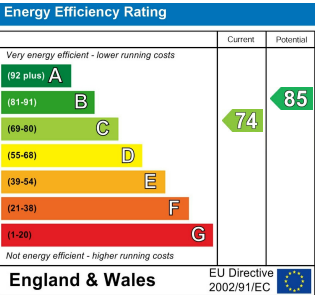
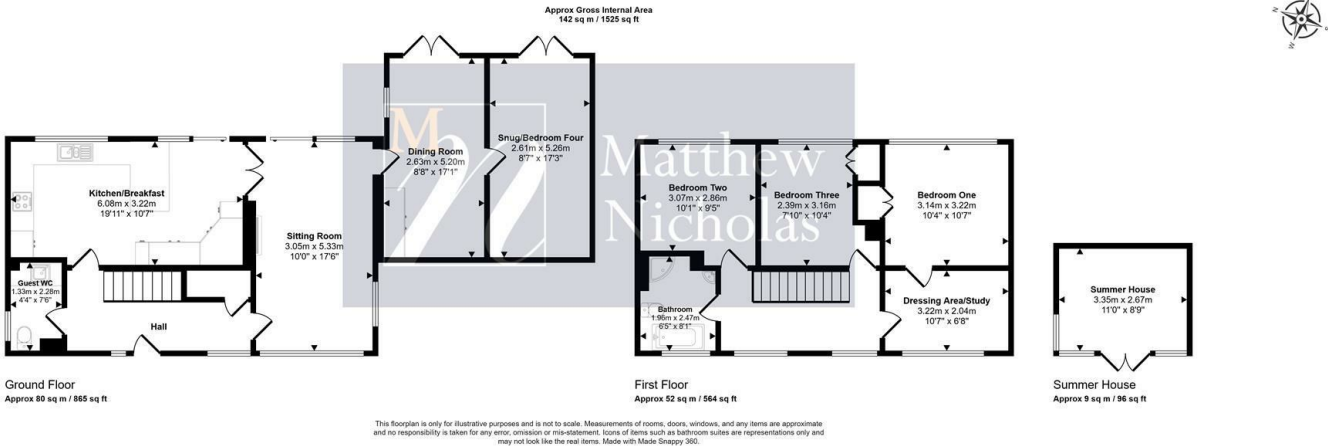
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1525.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.