



3 Timken Close, Timken, Northampton, NN5 6FF
£350,000 Freehold

Jackson Grundy are delighted to welcome to the market this rarely available 1300 sq ft, three bedroom link-detached with study. The accommodation comprises entrance hall, dual aspect lounge, modern kitchen/dining room, conservatory, WC. Upstairs there are three double bedrooms, two en-suites, practical office/study and a family bathroom. Further benefits include garage and carport, low maintenance garden, gas central heating and double glazing. EPC Rating: C. Council Tax Band: D

We have been advised of the following: Meadfleet fee £150 pa. This information would need to be verified by your chosen legal representative.

Immaculate Condition | Garage & Carport | Study | Three Double Bedrooms & Two En-Suites | Popular Timken Location | Link Detached

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Tiled floor. Doors to:

WC 1.73m x 1.45m (5'8 x 4'9)

Radiator. Pedestal wash hand basin and low level WC. Tiling to splash back areas and tiled floor. Extractor.

KITCHEN/DINING ROOM 5.94m x 4.55m (19'6 x 14'11)

Hardwood double glazed windows to side and front elevations. Wall and base units. Ceramic sink with mixer tap. Induction hob with extractor over, oven and grill. Integrated dishwasher and fridge. Space for washing machine. Two radiators. Tiling to splash back areas. Tiled floor. Underfloor heating. Understairs cupboard. Double doors to conservatory.

CONSERVATORY 3.53m x 3.43m (11'7 x 11'3)

uPVC conservatory. French doors to rear garden. Warm roof. Wood effect flooring. Underfloor heating.

LOUNGE 6.38m x 3.15m (20'11 x 10'4)

Dual aspect hardwood double glazed window to front elevation and French doors to rear garden. Two radiators.

FIRST FLOOR LANDING

Radiator. Access to loft space. Storage cupboard. Airing cupboard. Doors to:

BEDROOM ONE 3.89m x 3.25m (12'9 x 10'8)

Hardwood double glazed window to front elevation. Radiator. Built in wardrobe with sliding door. Door to:

EN-SUITE 1.09m x 2.97m (3'7 x 9'9)

Frosted hardwood double glazed window to rear elevation. Radiator. Suite comprising pedestal wash hand basin with mixer tap, WC and shower cubicle. Tiling to splash back area. Tiled floor. Underfloor heating. Extractor.

BEDROOM TWO 3.18m x 4.55m (10'5 x 14'11)

Two hardwood double glazed windows to front elevation. Radiator. Door to:

EN-SUITE 0.89m x 2.18m (2'11 x 7'2)

Frosted hardwood double glazed window to side elevation. Radiator. Suite comprising low level WC, wash hand basin and shower cubicle. Tiling to splash back areas. Extractor. Tile effect flooring.

BEDROOM THREE 3.51m x 3.23m (11'6 x 10'7)

Hardwood double glazed window to front elevation. Radiator. Built in wardrobe with sliding door.

STUDY 1.57m x 2.54m (5'2 x 8'4)

Hardwood double glazed window to rear elevation. Radiator. Wood effect flooring.

BATHROOM 2.06m x 2.21m (6'9 x 7'3)

Frosted hardwood double glazed window to rear elevation. Radiator. Suite comprising low level WC, wash hand basin and panelled bath with mixer tap. Tiling to splash back areas. Tile effect flooring. Extractor.

OUTSIDE

FRONT GARDEN

Path to front door. Artificial lawn either side of path. Carport.

GARAGE

Side door and front up and over door.

REAR GARDEN

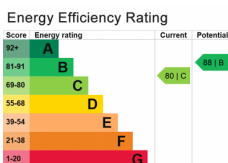
Enclosed rear garden with brick wall. Side gate to garage and carport. Patio and artificial lawn.

AGENTS NOTE

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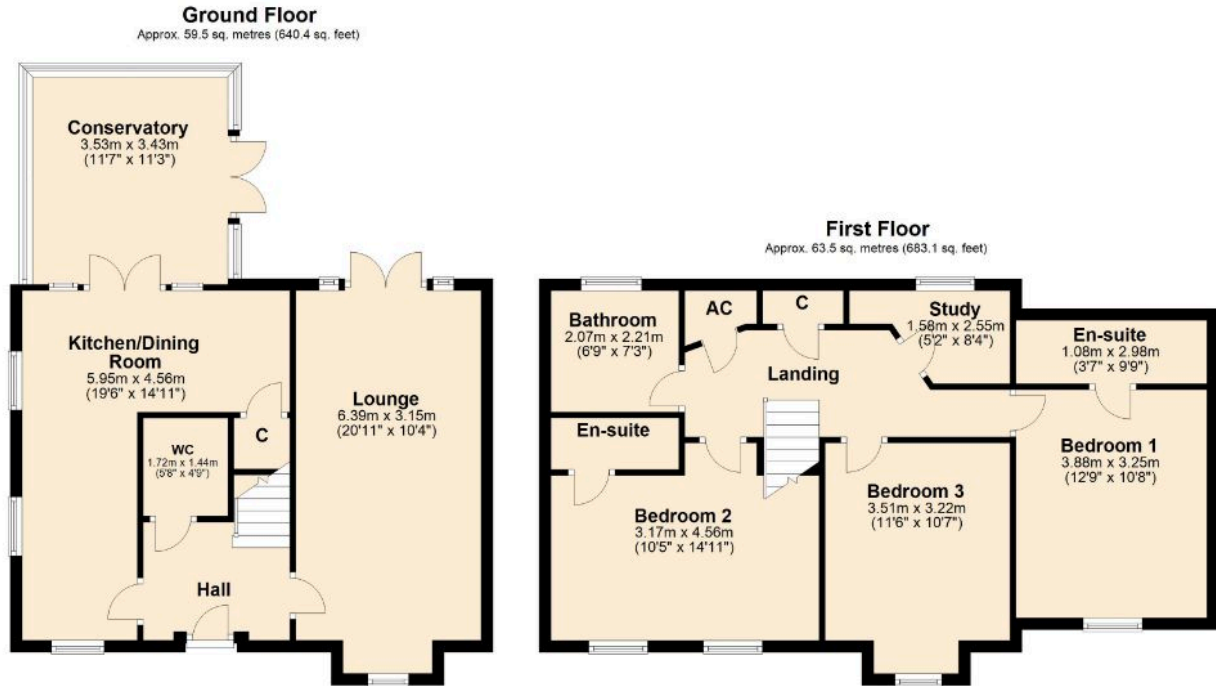
DRAFT DETAILS

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. 123.0 sq. metres (1323.5 sq. feet)



LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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