

12 Burdock Gardens, St Crispin, Northampton, NN5 4AW
£450,000 Freehold

Jackson Grundy are delighted to be chosen to welcome to the market this superbly presented family home in this one off location in St.Crispin. The accommodation comprises entrance hall, study, family room, lounge and modern refitted kitchen/dining room. Upstairs there are four double bedrooms, bedrooms one and two benefit from en-suite shower rooms and a family bathroom. Further benefits include landscaped garden, double glazing, gas central heating and epic views. EPC Rating: TBC. Council Tax Band: E

**No Chain | Immaculate Condition Throughout | Two En-Suites | Landscaped Rear Garden |
Countryside View To Front | Family Room & Study**

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Wood effect luxury vinyl flooring. Doors to:

WC

Wash hand basin and low level WC. Tiling to splash back areas. Spotlights. Extractor. Wood effect luxury vinyl flooring.

FAMILY ROOM 3.23m x 2.92m (10'7 x 9'7)

uPVC double glazed window to front elevation. Wood effect luxury vinyl flooring.

STUDY 2.92m x 1.96m (9'7 x 6'5) min

uPVC double glazed window to front elevation. Radiator.

LOUNGE 4.52m x 4.14m (14'10 x 13'7)

uPVC double glazed French doors to rear elevation with inset double glazed window to rear elevation. Two radiators. Double doors from entrance hall.

KITCHEN/DINING ROOM 4.72m x 3.84m (15'6 x 12'7)

uPVC double glazed French doors to rear elevation, with inset double glazed window. Wall and base units. Central granite island with seating for eight. Integrated fridge/freezer, washer/dryer and dishwasher. One and half stainless steel sink and drainer with mixer tap. Tiling to splash back areas. Boiler in cupboard. Gas hob with chimney style extractor. Double oven. Radiator. Tiled flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE 3.45m x 2.97m (11'4 x 9'9)

uPVC double glazed window to front elevation overlooking countryside views over Harpole. Radiator. Door to:

EN-SUITE 2.18m x 1.98m (7'2 x 6'6)

Frosted uPVC double glazed window to front elevation. Heated towel rail. Suite comprising low level WC, wash hand basin in vanity unit and shower cubicle. Tiling to splash back areas. Tiled floor. Spotlights.

BEDROOM TWO 3.66m x 3.05m (12'0 x 10'0)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Door to:

EN-SUITE 2.69m x 1.93m (8'10 x 6'4)

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising wash hand basin in vanity unit, low level WC and shower cubicle. Tiled floor. Tiling to splash areas.

BEDROOM THREE 2.69m x 2.77m (8'10 x 9'1)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.84m x 3.02m (9'4 x 9'11)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.08m x 1.88m (6'10 x 6'2)

Frosted uPVC double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, elevated wash hand basin with waterfall tap set in vanity unit and panelled bath with waterfall tap. Tiling to splash back areas. Tiled floor. Spotlights.

OUTSIDE

FRONT GARDEN

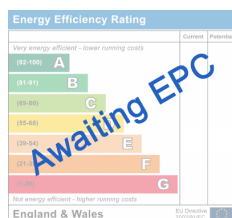
Path to front door with lawn either side. Low level retaining wall.

REAR GARDEN

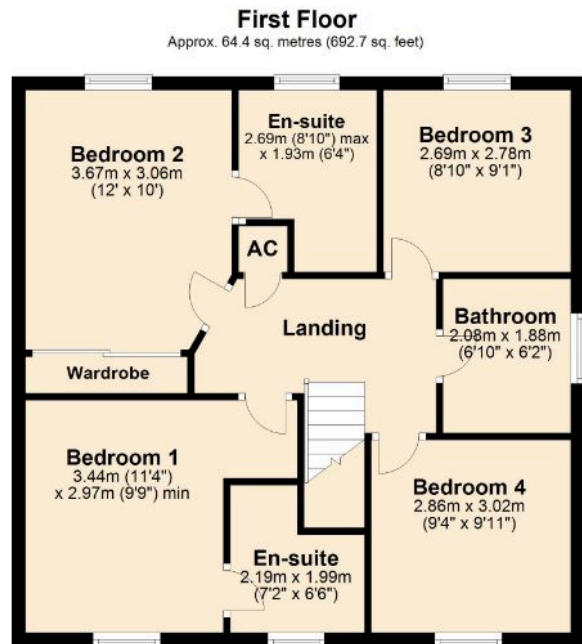
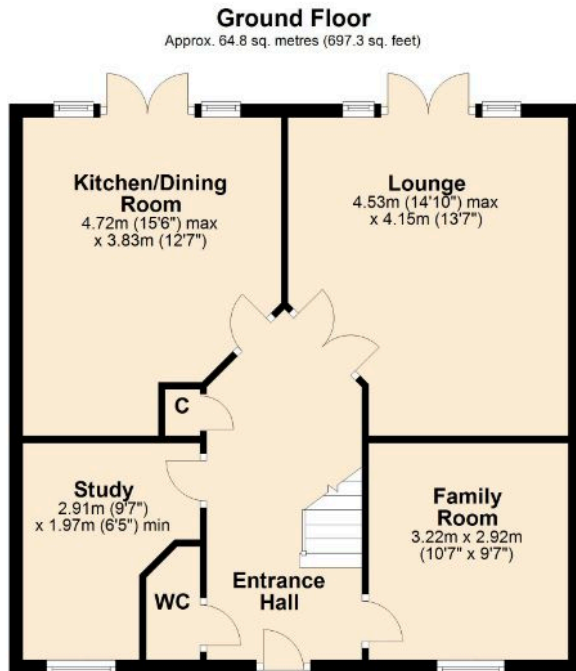
Enclosed by panelled fencing. Lawn. Raised patio area with sleepers. Decorative borders. Gated side access.

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.



Total area: approx. 129.1 sq. metres (1389.9 sq. feet)



LOCAL AREA INFORMATION

St Crispin is situated approximately 2 miles to the west of Northampton town centre. The modern development is close to several business, retail outlets and services are located to include grocery store, restaurant, tea room, estate agent, beauty salon, hair dressers and two take away eateries. St Crispin is also in close proximity to churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools including St Lukes primary school, The Duston School, and Quinton House independent school which caters for children aged 2 to 18. 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. Sixfields is within close proximity providing ample dining options with numerous restaurants and bars, as well as a shopping complex.

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