



3, Locke Row Grants Hill Way, Woodford Halse, Northamptonshire, NN11 3FJ
Guide Price £270,000 Freehold

This immaculately kept three-bedroom end terrace house, built by Lagan Homes in 2019, is in the desirable Hinton Garden's estate of Woodford Halse. The ground floor features an entrance hall, cloakroom W/C, storage cupboard, open-plan kitchen/dining room, and a spacious living room with double doors to the garden. Upstairs, the master bedroom includes fitted wardrobes and an ensuite with a large shower. There are two additional bedrooms and a family bathroom with a bath. The front offers a lawn and a driveway for two cars, with gated side access to the rear garden, which has a large patio and lawn. EPC Rating: B. Council Tax Band: C

End Of Terrace | Three Bedrooms | Off Road Parking | Immaculate Throughout | Private Rear Garden | Sought After Location

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Access to kitchen, WC and lounge. Staircase to first floor landing.

WC

Radiator. Suite comprising WC and wash hand basin.

KITCHEN/DINING ROOM 5.33m x 2.26m (17'6 x 7'5)

uPVC double glazed window to front elevation. Radiator. Wall and base units. Stainless steel sink. Space for white goods. Tiled floor.

LOUNGE 3.48m x 4.44m (11'5 x 14'7)

uPVC double glazed French doors to rear elevation. Radiator. uPVC double glazed window to rear elevation.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.96m x 2.29m (13'0 x 7'6)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes. Door to:

EN-SUITE

Radiator. Suite comprising low level WC, wash hand basin and shower cubicle. Tiling to half height.

BEDROOM TWO 3.56m x 2.29m (11'8 x 7'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.95m x 2.03m (9'8 x 6'8)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.46m x 2.08m (8'1 x 6'10)

uPVC double glazed window to rear elevation. Suite comprising WC, was hand basin and bath with shower over. Tiling to half height. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

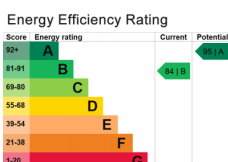
Off road parking for multiple vehicles. Side access to rear garden.

REAR GARDEN

Two separate patio areas, perfect for entertaining. Mainly laid to lawn. Side access leading to driveway.

DRAFT DETAILS

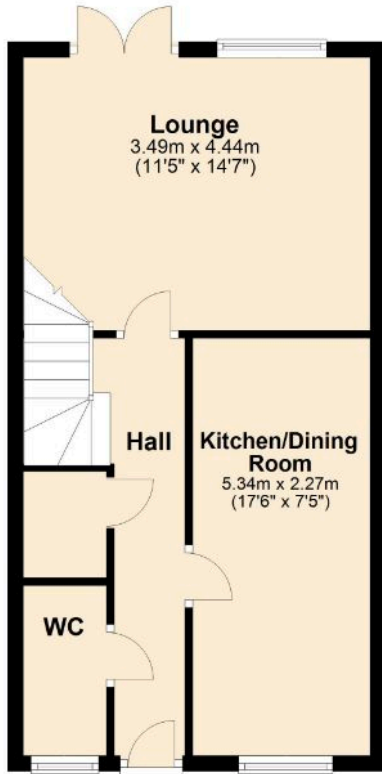
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

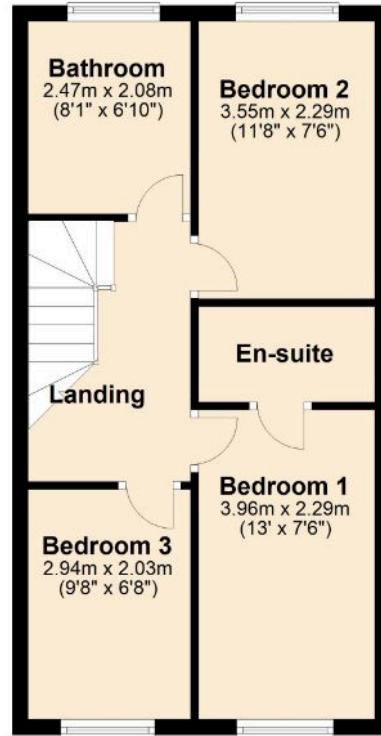
Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)

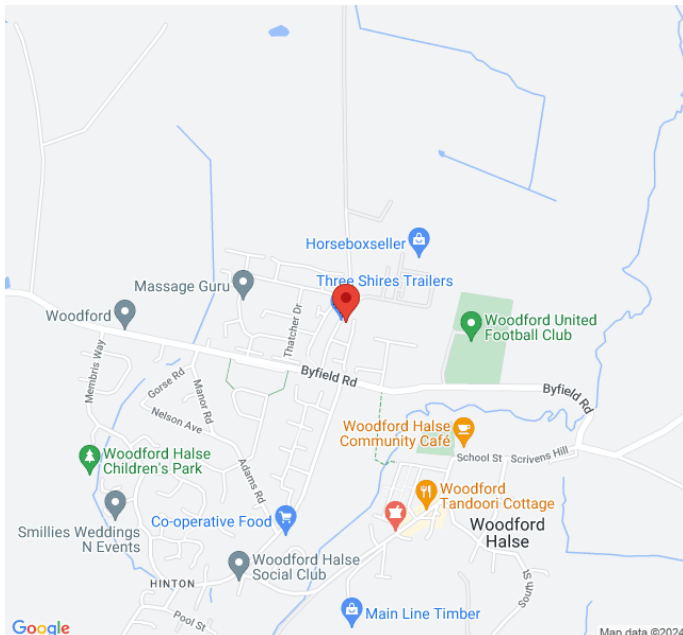


First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 79.4 sq. metres (854.5 sq. feet)



LOCAL AREA INFORMATION

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of Banbury. The village is one of three in the parish of Woodford cum Membris, the others being Hinton and West Farndon which are separated from Woodford Halse by the infant River Cherwell. Within Woodford Halse itself is an abundance of local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MoT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.

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