



Ferndale, Main Street, Hannington, Northampton, NN6 9SU
£550,000 Freehold

Jackson Grundy are delighted to bring to the market this well presented detached, four bedroom family home in the desirable village of Hannington. The accommodation comprises entrance porch, hall, cloakroom, lounge, dining room and kitchen / breakfast room. To the first floor there are three double bedrooms, one single bedroom and a family bathroom. The generous rear garden offers a good degree of privacy, perfect for entertaining in warmer weather. Early viewing advised. EPC Rating D. Council Tax Band E.

Detached Family Home | Well Presented | Quiet Village Location | Scope For Further Development (subject to planning) | Front & Rear Gardens | Detached Garage

modern marketing · traditional values

ENTRANCE PORCH

Entrance via part glazed door with windows to front and side elevation. Door to:

HALL

Radiator. Stairs rising to first floor landing with understairs storage cupboard. Coving. Doors to:

CLOAKROOM

Obscure glazed window to side elevation. Radiator. Suite comprising WC and corner wash hand basin.

LOUNGE 8.20m x 3.33m (26'11 x 10'11)

uPVC double glazed window to front elevation. Radiator. Central feature fireplace with remote control gas coal effect fire set into a stone surround on a polish hearth. Coving. French doors with windows either side leading to the rear garden

DINING ROOM 3.25m x 3.07m (10'8 x 10'1)

uPVC double glazed window to rear elevation. Radiator.

KITCHEN / BREAKFAST ROOM 3.07m x 4.70m (10'1 x 15'5)

Double glazed window and door to rear elevation. Fitted with a range of wall, base and drawers units incorporating glazed display units. Contrasting work surfaces. Sink and drainer unit with mixer tap over. Integrated under counter fridge, freezer, washing machine and dishwasher. Built in gas hob, oven and microwave. Tiled flooring. Spotlights to ceiling. Coving.

FIRST FLOOR LANDING

Window to front elevation. Doors to:

BEDROOM ONE 4.52m x 3.33m (14'10 x 10'11)

Double glazed window to rear elevation. Radiator. Fitted wardrobes. Coving.

BEDROOM TWO 2.62m x 3.30m (8'7 x 10'10)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.41m x 3.12m (7'11 x 10'3)

uPVC double glazed windows to rear elevation. Radiator.

BEDROOM FOUR 3.20m x 2.16m (10'6 x 7'1)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.39m x 2.34m (7'10 x 7'8)

Obscure double glazed window to front elevation. Chrome ladder radiator. Suite comprising bow fronted bath with shower over, vanity unit with inset wash hand basin and low level WC. Tiled walls.

OUTSIDE

FRONT GARDEN

The property is set back from the road and approached through a timber five bar gate. Laid to lawn with various flower and shrub borders. Maturing trees. There is a gravelled driveway providing off road parking for several vehicles leading to the single detached garage. Gated access to the rear.

SINGLE GARAGE

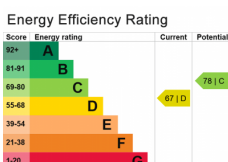
Twin doors. Power and light connected. Door to rear garden.

REAR GARDEN

A good size garden enclosed by timber fencing and mainly laid to lawn with various flower and shrub borders. Patio area. Timber shed.

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. 119.5 sq. metres (1286.8 sq. feet)



LOCAL AREA INFORMATION

Hannington village can be found just off the A43 in north Northamptonshire near to Pitsford Reservoir, Sywell Wood and Overstone Golf Resort. The village itself has a church, but utilises the neighbouring villages of Holcot, Walgrave and Moulton for other amenities such as public houses, schools, doctor's surgeries, grocery stores, post office and petrol station. Northampton and Kettering towns offer high street shops, large supermarkets, leisure facilities and mainline train services to London St Pancras International and London Euston respectively. Private transportation links are also well catered for via the A43 which links to the A14 and in turn the M1 and M6 motorways at Catthorpe Interchange.

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