



55 Sandiland Road, The Headlands, Northampton, NN3 2QB
Offers Over £270,000 Freehold

A well presented three bedroom semi detached family home situated in the very popular area of The Headlands. The accommodation comprises entrance hall, lounge, dining room, conservatory, WC and kitchen. To the first floor are three good size bedrooms and a newly refitted bathroom. To the rear is a large garden, garden to the front and off road parking with the added benefit of an electric car charging point. Please call our Abington office 01604 231111. EPC Rating: TBC. Council Tax Band: C

Well Presented | Three Bedroom Semi Detached | Bathroom & WC | Sought After Location | Large Rear Garden & Off Road Parking | Complete Chain

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Staircase rising to first floor landing. Cupboard under stairs. Doors to:

LOUNGE 3.56m x 3.18m (11'8 x 10'5)

uPVC bay window to front elevation. Radiator.

DINING ROOM 3.45m x 3.18m (11'4 x 10'5)

Sliding doors to rear elevation. Radiator.

CONSERVATORY 2.21m x 2.29m (7'3 x 7'6)

uPVC double glazed windows and doors. Half brick built.

WC

uPVC double glazed window to rear elevation. Low level WC.

KITCHEN 5.92m x 1.70m (19'5 x 5'7)

uPVC double glazed window and door to rear elevation. uPVC double glazed door to front elevation. Wall and base units with work surfaces over. Built in oven, gas hob and extractor. Stainless steel sink and drainer. Space for American style fridge/freezer, washing machine, tumble dryer and dishwasher. Radiator.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.56m x 3.18m (11'8 x 10'5)

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.45m x 3.18m (11'4 x 10'5)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.51m x 1.75m (8'3 x 5'9)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

OUTSIDE

FRONT GARDEN

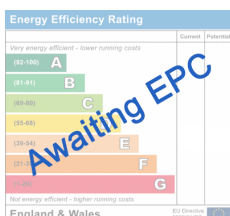
Concrete base for off road parking. Laid to lawn. Shrubs and bushes.

REAR GARDEN

Large rear garden which is mainly laid to lawn with seating area. Shed. Enclosed by timber fencing.

DRAFT DETAILS

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

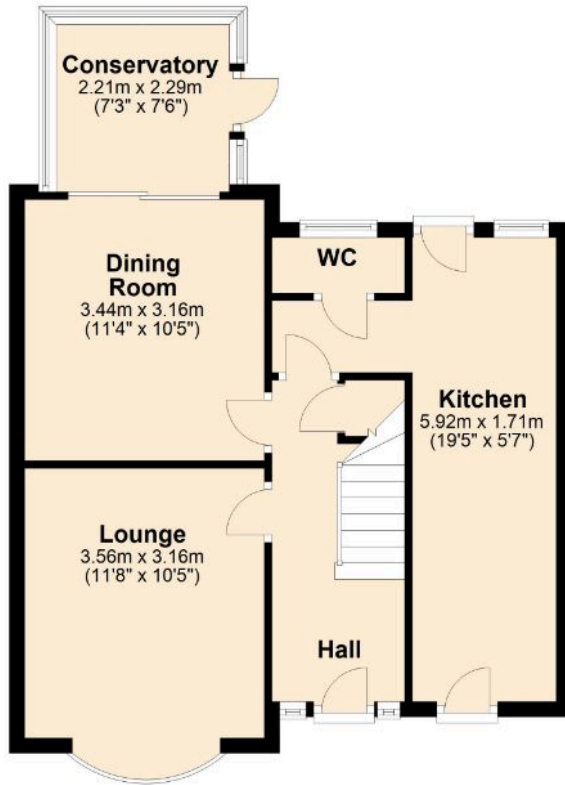


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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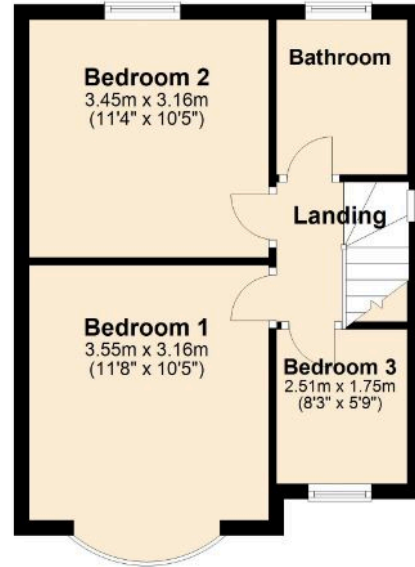
Ground Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 sq. feet)



LOCAL AREA INFORMATION

The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary education facilities within a 1 mile radius. Its location affords easy access to the majority of Northampton's main roads including A508, A43 and A45, the latter in turn leading to M1 J15 just 6 miles away. Public transport options are also well catered for via regular bus services to Northampton town centre where the railway station offers mainline services to London Euston and Birmingham New Street. Northampton itself also offers a further selection of retail, leisure and entertainment facilities, such as Royal & Derngate theatres and multi-screen cinema as well as medical and local authority provisions.

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