



**93 Bush Hill, The Headlands, Northampton, NN3 2PF**  
**£300,000 Freehold**

Jackson Grundy are pleased to present this extended three bedroom property. Located on Bush Hill, The Headlands, this family home is ideal for families who need easy access to local schools and amenities. The accommodation comprises entrance hall with ample understairs storage, lounge, dining room and kitchen. The first floor comprises three bedrooms and a family bathroom. Externally is a large rear garden with access to a single garage and to the front is a decent sized driveway providing off road parking for two vehicles. Further benefits include an electric car charging point, gas radiator heating and double glazing throughout. Please call 01604 231111 to arrange and viewing. EPC Rating: TBC. Council Tax Band: C

**Extended Three Bedroom Family Home | Refitted Kitchen | Double Driveway | Large Garden | Garage | Great Location**

modern marketing · traditional values

## PORCH

Composite entrance door with frosted glazed panel to:

## HALL

Radiator. Staircase rising to first floor landing with cupboard below. Doors to:

## LOUNGE 4.29m x 3.48m (14'1 x 11'5)

uPVC double glazed window to front elevation. Radiator. Feature fireplace with built in log burner. Television point. Picture rail.

## DINING ROOM 3.84m x 3.30m (12'7 x 10'10)

Stainless steel sliding door to rear elevation. Radiator. Built in shelving.

## KITCHEN 4.67m x 3.30m (15'4 x 10'10)

uPVC double glazed windows to side and rear elevations. Glazed door to side elevation. Spotlights. Radiator. A range of gloss wall and base units with solid oak work surfaces. One and a half bowl stainless steel sink and drainer. Integrated appliances to include AEG oven, four ring gas hob and extractor. Integrated dishwasher. Integrated fridge/freezer.

## FIRST FLOOR LANDING

uPVC obscure glazed window to side elevation. Access to loft space. Cupboard housing Ideal gas boiler. Doors to:

## BEDROOM ONE 3.23m x 3.53m (10'7 x 11'7)

uPVC double glazed window to rear elevation. Radiator. Picture rail. Wall to wall fitted wardrobes.

## BEDROOM TWO 3.61m x 3.28m (11'10 x 10'9)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

## BEDROOM THREE 2.62m x 2.01m (8'7 x 6'7)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 1.88m x 1.75m (6'2 x 5'9)

uPVC obscure double glazed window to front elevation. Heated towel rail. Three piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Tiled floor. Tiling to splash back areas. Extractor.

## OUTSIDE

### FRONT GARDEN

Mainly laid to block paving providing off road parking for two vehicles. Electric car charging point.

### REAR GARDEN

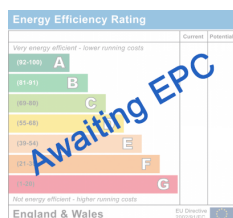
Enclosed by timber fencing to sides and rear. West Facing garden. Mainly laid to lawn. Two large patio areas. Hedging to left hand side. Outside tap. Light.

### GARAGE

Timber double doors to front elevation. Glazed window to rear garden. Power and light connected.

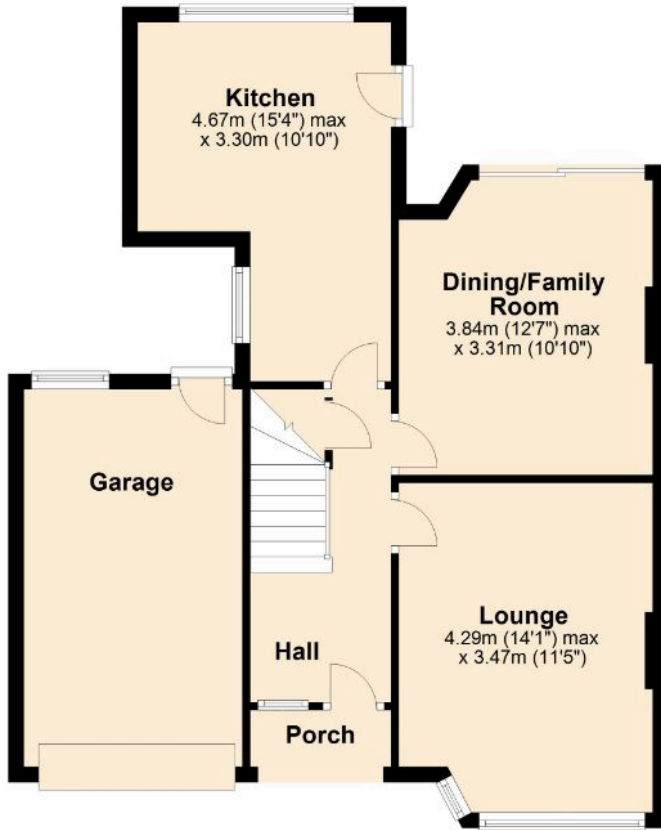
### DRAFT DETAILS

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

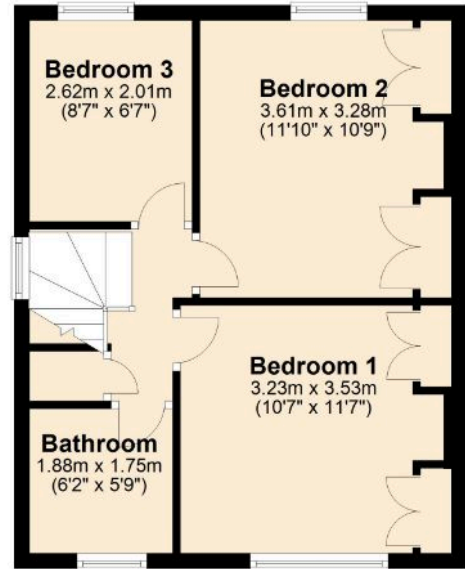


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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



### First Floor



### 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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