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# Lutterworth Road, Northampton, Northamptonshire, NN1 5JP

£294,000 - Offers Over Terraced

3 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Abington  
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111  
Email Us abington@jacksongrundy.co.uk







## Property Summary

Jackson Grundy are proud to present this immaculate three bedroom character property, located on Lutterworth Road in the heart of Abington.

## Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Double Bay Fronted
- ✓ Recently Decorated & Carpeted
- ✓ Fantastic Location
- ✓ Complete Chain
- ✓



# Property Overview

Jackson Grundy are proud to present this immaculate three bedroom character property, located on Lutterworth Road in the heart of Abington. This well presented family home is ideal for buyers wanting easy access to local amenities including shops, schooling and Abington Park. With regards to the property itself, the accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room with extra pantry space and a downstairs WC. The first floor accommodation comprises three double bedrooms and a family shower room. Externally is well maintained front and rear gardens. Further benefits include a cellar, UPVC double glazing and character features throughout. Please call 01604 231111 to arrange a viewing. EPC Rating: TBC. Council Tax Band: C

## ENTRANCE HALL

Enter via timber door with glazed panel. Radiator. Mosaic tiling throughout. Door to stairs descending to cellar. Stairs rising to first floor landing. Doors to: -

## LOUNGE

UPVC double glazed window to front elevation. Radiator. Feature fireplace. Television point.

## DINING ROOM

UPVC double glazed window to rear elevation. Radiator. Feature fireplace.

## KITCHEN

UPVC double glazed window to side elevation. Radiator. Modern shaker style kitchen fitted with a range of base and wall mounted units with marble worktop surfaces over. Integrated appliances include dishwasher, oven and four ring gas hob with extractor over. Space for a washing machine and fridge/freezer. Access to pantry space housing gas fired boiler. Door to: -

## REAR PORCH

Timber door to rear garden. Mosaic tiling. Door to:

## WC

Obscure UPVC double glazed window to rear elevation. Suite comprising low level WC and porcelain wash hand basin. Mosaic tiling.

### **CELLAR**

Power and light connected. Utility meters.

### **FIRST FLOOR LANDING**

Doors to: –

### **BEDROOM ONE**

UPVC double glazed window to front elevation. Radiator. Feature fireplace. Fitted storage cupboard. Further storage cupboard with access to loft space.

### **BEDROOM TWO**

UPVC double glazed window to rear elevation. Radiator. Feature fireplace. Fitted storage cupboard.

### **BEDROOM THREE**

UPVC double glazed window to rear elevation. Radiator.

### **SHOWER ROOM**

UPVC double glazed window to side elevation. Cast iron radiator. Suite comprising low level WC, porcelain wash hand basin and double walk in shower cubicle. Tiled splash back areas. Matte grey patterned flooring.

### **OUTSIDE**

#### **FRONT GARDEN**

Low maintenance. Mainly laid to slate and block paving.

#### **REAR GARDEN**

Enclosed by timber fencing to sides and rear. Part laid to lawn with timber decked area. Block paving to side of the house.

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

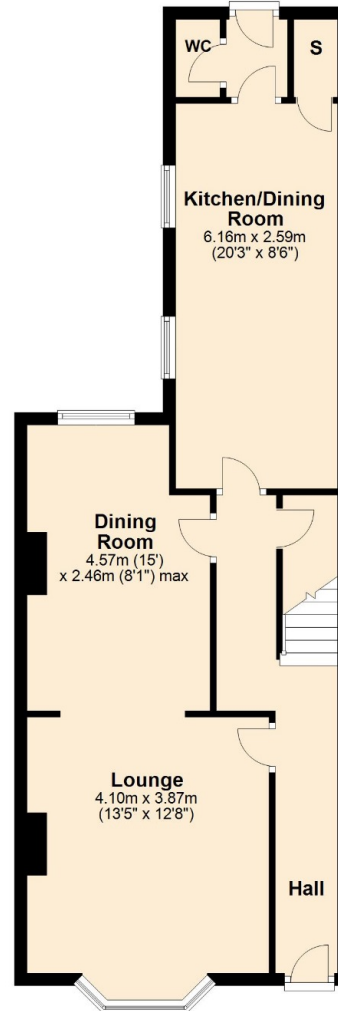
At the time of print, these particulars are awaiting approval from the Vendor(s).

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.

# Floorplan

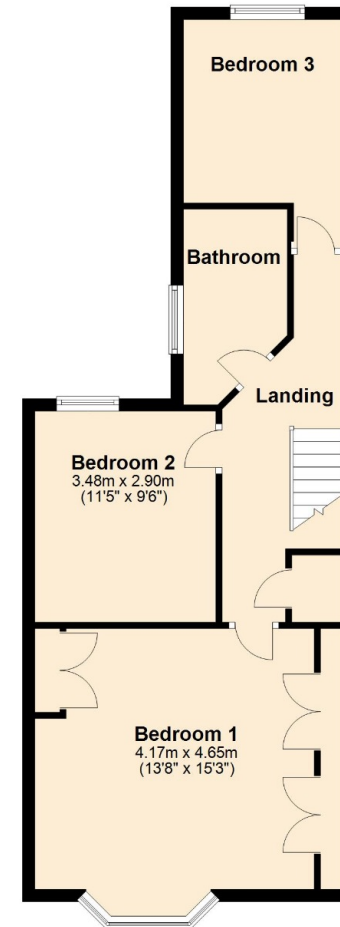
## Ground Floor

Approx. 60.6 sq. metres (652.7 sq. feet)



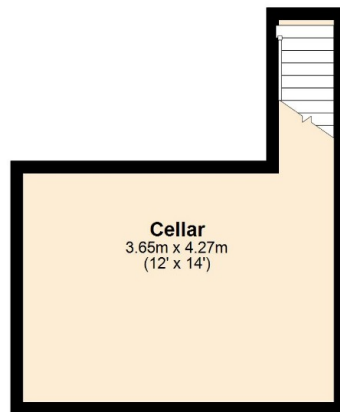
## First Floor

Approx. 55.2 sq. metres (594.7 sq. feet)



## Basement

Approx. 20.7 sq. metres (222.5 sq. feet)



Total area: approx. 136.6 sq. metres (1469.9 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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