



**51 Granary Road, East Hunsbury, Northampton, NN4 0XB**  
**£275,000 Freehold**

**CUL-DE-SAC POSITION.** An attractive three bedroom semi-detached house in a no through road in the ever popular East Hunsbury District. The property also benefits from double glazing, gas central heating, entrance hall, kitchen/diner with recently fitted bi-fold doors to the garden, lounge, landing with window, three bedrooms (master en-suite shower cubicle and basin) and a family bathroom. Outside, the front is laid to off road parking leading to a single garage and a gate through to the enclosed rear garden. EPC Rating: D. Council Tax Band: C

**Popular East Hunsbury Development | Semi-Detached House | Double Glazing & Gas Central Heating | Three Bedrooms | Off Road Parking & Garage | Lovely End Plot**

**modern marketing · traditional values**

## ENTRANCE HALL

Double glazed composite entrance door. Radiator. Staircase rising to first floor landing. Coconut matting.

## LOUNGE 4.09m x 3.84m (13'5 x 12'7)

Double glazed leaded light Oriel bay window to front elevation and display sill. Understairs cupboard. Wood laminate flooring. Radiator. Double doors to:

## KITCHEN/DINING ROOM 2.74m x 4.88m (9'0 x 16'0)

Dining Room: Continuation of wood laminate flooring. Radiator. Double glazed bi-fold doors to garden. Open plan to kitchen.

Kitchen: Double glazed window to rear elevation. Radiator. Wood fronted wall and base units. Work surfaces incorporating single drainer one and a half bowl sink unit. Built in stainless steel hob and oven and extractor hood. Space for washing machine.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space. Doors to:

## BEDROOM ONE 3.45m x 3.81m (11'4 x 12'6)

Double glazed leaded light window to front elevation. Radiator. Built in wardrobes.

## EN-SUITE

Radiator. Overstairs recess housing shower cubicle with mains shower and wash hand basin. Radiator. Overstairs airing cupboard housing hot water cylinder.

## BEDROOM TWO 2.44m x 2.87m (8'0 x 9'5)

Double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.44m x 1.91m (8'0 x 6'3)

Double glazed window to front elevation. Radiator.

## BATHROOM 1.78m x 1.91m (5'10 x 6'3)

Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower. Extractor fan.

## OUTSIDE

### FRONT GARDEN

Open plan. Side access to garden. Driveway leading to garage.

### GARAGE

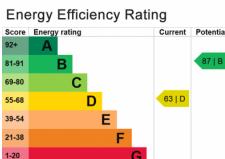
Single garage with up and over door. Storage space in eaves. Power and light.

### REAR GARDEN

Full width patio and lawned beyond with further seating area at rear. Timber shed with power. Water tap.

### DRAFT DETAILS

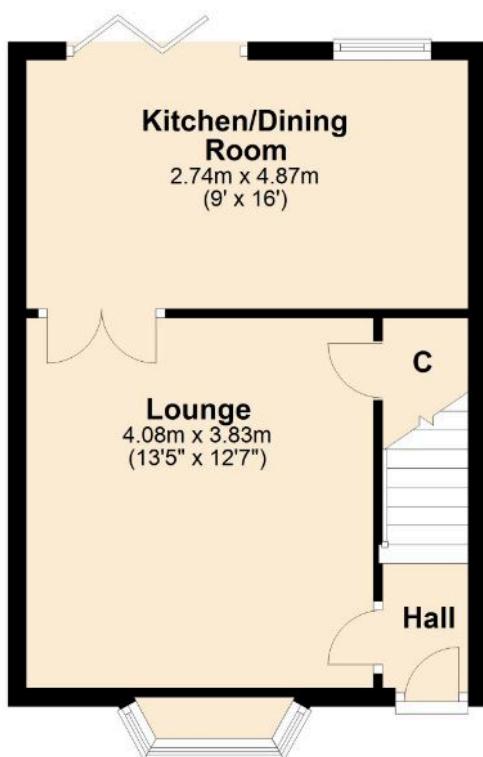
At the time of print, these particulars are awaiting approval from the Vendor(s).



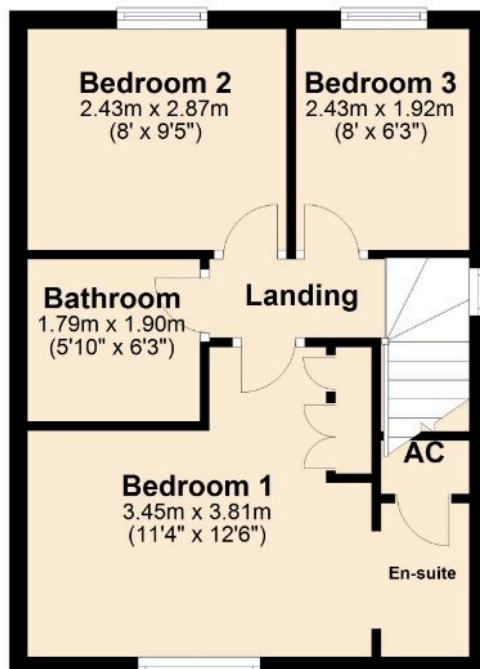
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

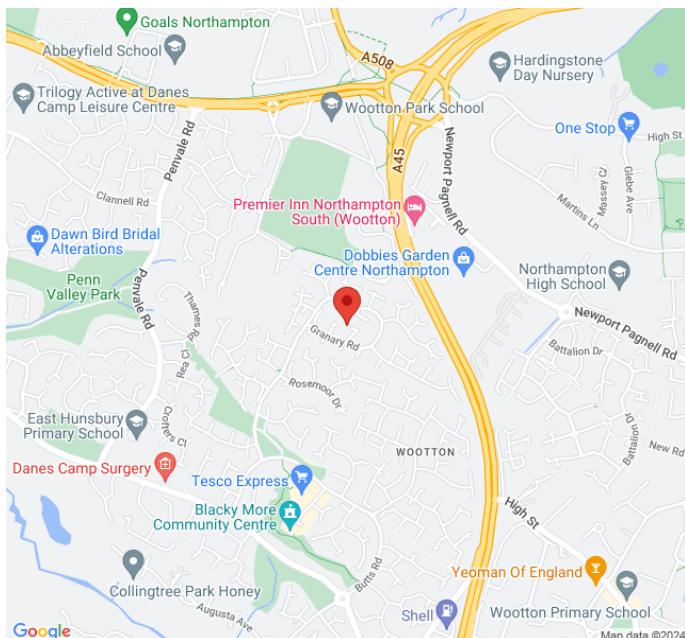
Approx. 34.6 sq. metres (372.2 sq. feet)

**First Floor**

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.4 sq. feet)

**LOCAL AREA INFORMATION**

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

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