

BY AUCTION



MACLEAN CLOSE

Abington Vale, Northamptonshire, NN3 3DJ



DAVID COSBY
ESTATE AGENTS



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Maclean Close

Abington Vale, Northampton, NN3 3DJ

Total GIA Floor Area Exc. Garage | Approx. 85 sqm (915 sqft)



3 Bedrooms



2 Receptions



1 Bathrooms

Features

- Detached three-bedroom family home
- Cul-de-sac location
- No onward chain
- Detached brick-built garage with workshop space
- Potential for renovation
- Sought-after Abington Vale location
- Well-maintained front and rear gardens
- Off-road parking

Description

Situated in the desirable area of Abington Vale, this detached three-bedroom family home presents an excellent opportunity for buyers seeking a property with potential for improvement.

Offered with no onward chain, this home is set back from Maclean Close and benefits from a generous detached, brick-built garage with separate pedestrian access and workshop space.

The property includes an enclosed rear garden and a well-maintained front lawn, with a driveway providing ample off-road parking. This home is ideal for those looking to personalise and create their ideal family residence.



Located in the desirable Abington Vale area of Northampton, Maclean Close offers convenient access to local amenities and schools. Nearby, you'll find the popular Northampton School for Boys, Abington Vale play area, and Abington Park, the town's oldest park, dating back to 1897.

The Property

Entrance Hall

Accessed via a glazed timber door with matching side casement, the entrance hall is bright and welcoming, featuring a straight flight of timber stairs with ranch-style handrails leading to the first floor. Floors are finished with cut-pile carpet, and a panel door opens to the cloakroom/WC, while a glazed door leads to the sitting room.

Cloak Room / WC

Located off the entrance hall, this room includes a turquoise blue ceramic wall-mounted wash basin with chrome pillar taps, and a matching WC. A casement window provides natural light and ventilation. Matching splashback tiles have been fitted and there is a fixed mirror above the basin. Floors are finished with cut-pile carpet.

Sitting Room

Situated at the front right-hand side of the property, the sitting room enjoys excellent natural light from a large three-unit casement window overlooking the front aspect. The room features a period open-flame gas fire. Floors are finished with cut-pile carpet, and walls are decorated with embossed lining paper. An opening leads through to the dining room.

Dining Room

Located at the rear of the property, this space connects the sitting room and kitchen. Sliding glazed doors open onto a patio area, making this an ideal spot for entertaining and linking indoor and outdoor spaces. Floors are finished with matching cut-pile carpet, and walls are decorated with embossed lining paper. A glazed timber door leads into the kitchen.

Kitchen

A functional space with base and wall units along three walls, the kitchen is filled with natural light from casement windows and part-glazed door that opens to the rear garden. Built-in appliances include a four-burner electric hob with extractor hood, a double electric oven, and a 1½ sink with drainer and mixer tap. There is space for a low-level fridge-freezer and a washing machine. Floors are finished with tile-effect sheet vinyl, and decorative splashback tiles line the walls above the base units.



The Property

First Floor Landing

The first-floor landing features ranch-style handrails and fitted carpet. Natural light is provided by a casement window to the side aspect. Traditional six-panel doors lead to the bedrooms and bathroom, and a ceiling hatch offers access to the roof void.

Bedroom 1

A spacious double bedroom overlooking the rear garden, offering ample storage with a large built-in three-door wardrobe and overhead cupboard space. The room is finished with cut-pile carpet and decorative lining paper.

Bedroom 2

A further double bedroom located to the front right-hand side with a three-unit casement window. There is a built-in two-door wardrobe, dressing table, and matching drawers, with additional overhead storage space. Walls are partly finished with decorative lining paper and floor have cut pile carpet.

Bedroom 3

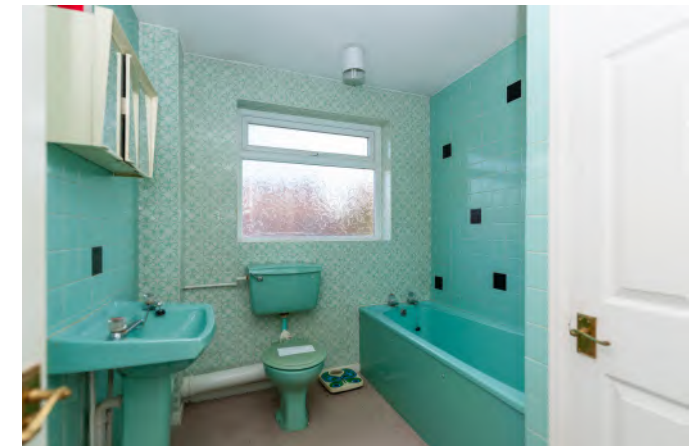
Located at the front left-hand side of the property, bedroom three offers space for a single bed and storage. The floors are finished with cut-pile carpet, and the walls are partly decorated with lining paper.

Bathroom

Fitted with a turquoise blue three-piece suite from the late 1970s, the bathroom includes a bath with chrome mixer taps, a WC with a low-level cistern, and a ceramic wash basin with pedestal and chrome pillar taps. The room is part-tiled with ceramic tiles and finished with cut-pile carpet. A frosted casement window to the rear provides natural light, and a built-in cupboard houses the hot water cylinder with space for laundry storage.

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Grounds

Front Aspect

The property is set back from Maclean Close, featuring a concrete slab and gravel driveway that provides off-road parking for several vehicles and leads to the detached brick-built garage. The front lawn is well-maintained, with a central lawn area and perimeter borders of perennials and manicured bushes. Steps lead up to the main entrance, with a projecting canopy supported by tubular steel posts.

Rear Aspect

The rear garden is similarly well-maintained, with a central lawn surrounded by mature shrubs and flowers. A concrete path leads to the rear of the garage, and a patio area provides a pleasant space for alfresco dining and entertaining. The boundaries are mainly formed by well-tended hedgerows, offering privacy.

Garage

The detached brick-built garage includes an up-and-over door for vehicle access and a separate pedestrian door. The garage provides ample space for storage or use as a workshop.



Location

Located in the desirable Abington Vale area of Northampton, Maclean Close offers convenient access to local amenities and schools. Nearby, you'll find the popular Northampton School for Boys, Abington Vale play area, and Abington Park, the town's oldest park, dating back to 1897.

Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. This historic park offers residents a scenic space for leisure and recreation, with its extensive landscaped grounds, two lakes, and a variety of amenities. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

The property's location allows for easy commuting, with direct trains from Northampton Railway Station to London Euston and quick access to the M1 motorway.

In addition to Northampton School for Boys there is primary schooling available at Abington Vale and Bridgewater, both of which are close by, and have Good or Outstanding Ofsted ratings. Private schools include Quinton House, Wellingborough, and Northampton High School for Girls.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas & Electricity

Council Tax: Band D **EPC:** Rating TBC

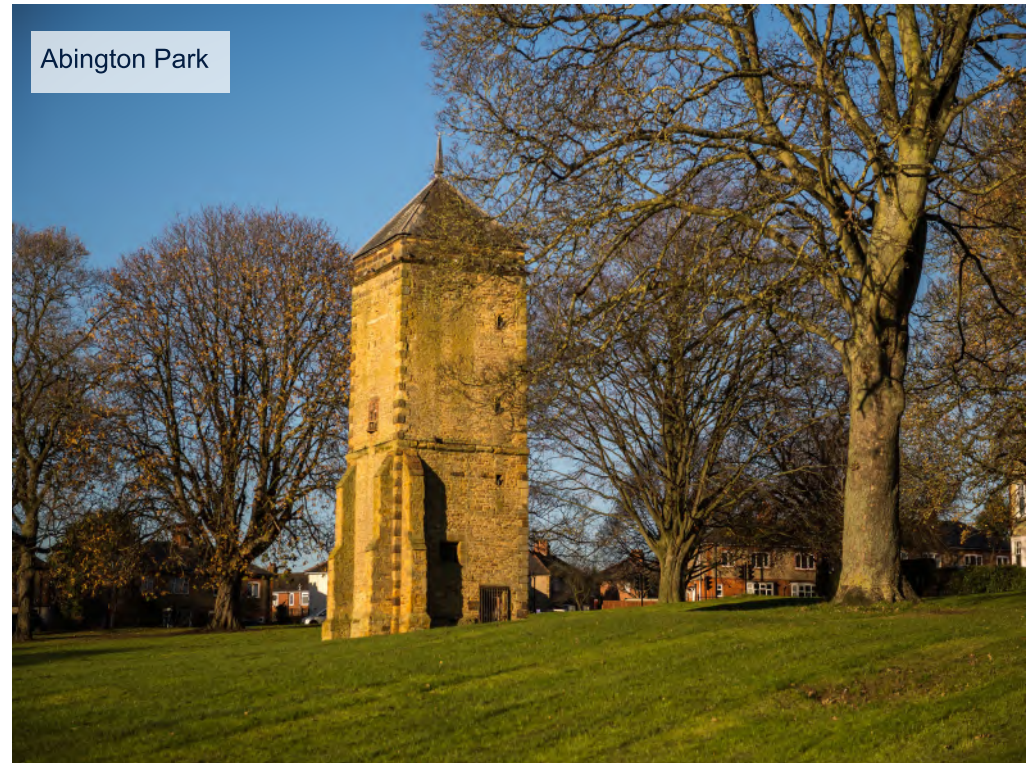
Disclosure:

We wish to inform prospective buyers that a Director of David Cosby Limited is joint Attorney for the Vendor. This disclosure is made in the interest of full transparency and in accordance with professional standards of practice.

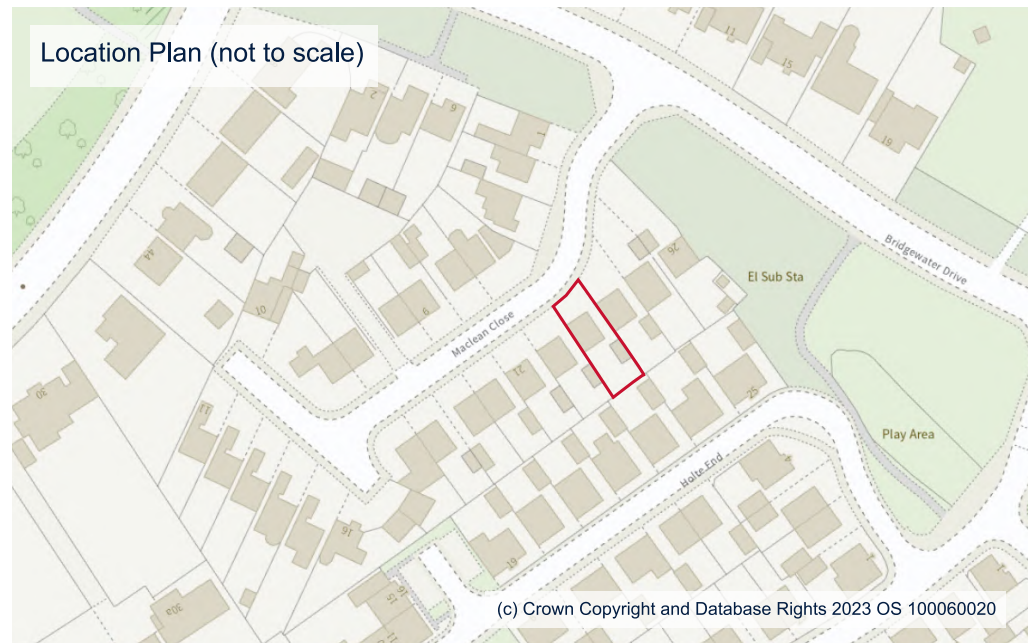
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Abington Park

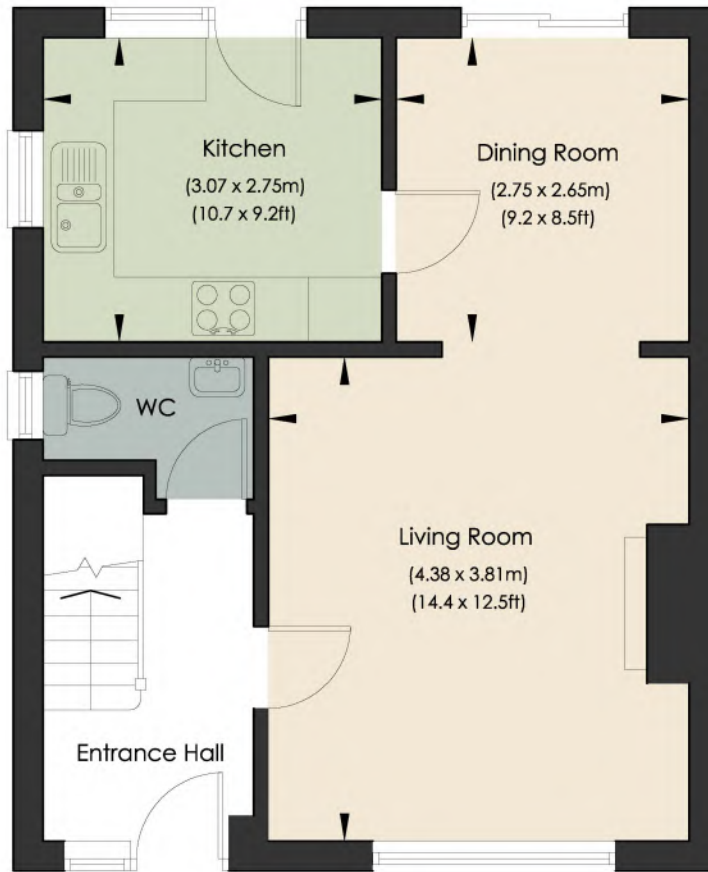


Location Plan (not to scale)

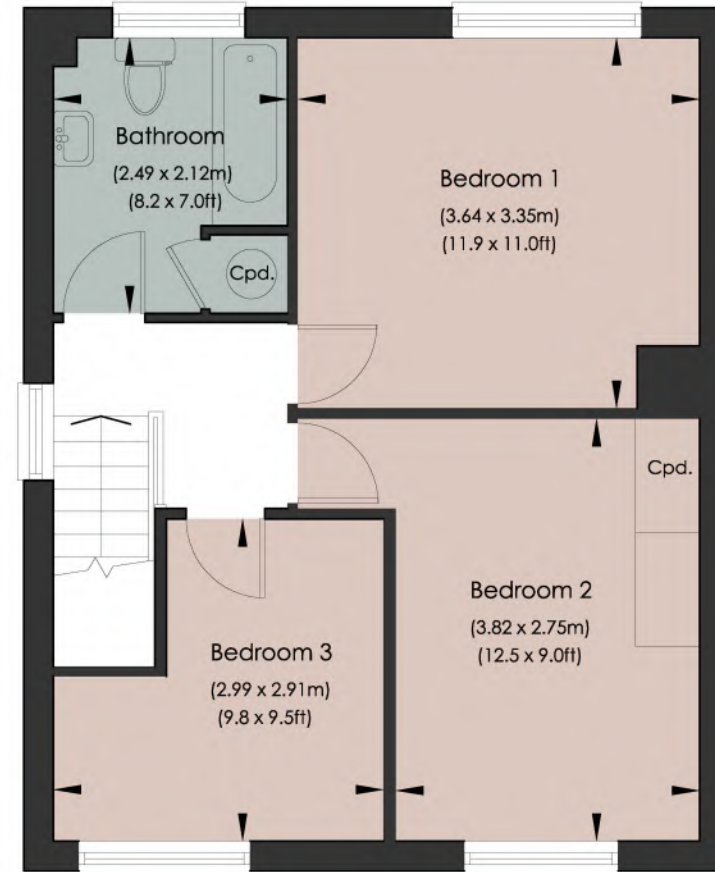


Maclean Close, Abington Vale, Northampton, NN3 3DJ

Approximate GIA (Gross Internal Floor Area) Excl. Garage = 85 sqm (915 sqft)



GROUND FLOOR GIA = 42.5 sqm (457 sqft)



FIRST FLOOR GIA = 42.5 sqm (457 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



ABINGTON

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