



9 Lark Lane, Grange Park, Northampton, NN4 5AX
Offers Over £400,000 Freehold

Sit on a corner plot this detached house with a single garage, situated in the highly sought-after Grange Park area of Northampton. This extended property has been built to an impeccable standard, boasting modern design and stylish finishes throughout. Upon entering the property, you are greeted by a spacious hallway that leads through to an open plan kitchen/dining room, which is flooded with natural light, making it the perfect space for entertaining guests. The kitchen is fully equipped with modern appliances and contemporary fittings. Upstairs, you will find four generously sized bedrooms, the master bedroom boasts an en-suite. Additionally, there is a family bathroom on this level, which has been designed to the same high standard as the rest of the property. The property also benefits from a single garage, providing ample storage space and off-street parking for two vehicles. The garden is beautifully landscaped and fully enclosed. Located in the highly sought-after Grange Park area, this property is situated in a prime location, offering easy access to local amenities, excellent transport links and highly regarded schools. EPC: C. Council Tax Band: E

Four Bedrooms Detached | Extended | En-Suite | Corner Plot | Open Plan Kitchen/Dining Room/Family Room | Garage

modern marketing · traditional values

ENTRANCE HALL

Doors to sitting room and kitchen/dining room.
Radiator. Stairs rising to first floor landing.
Understairs storage and coving.

LOUNGE 3.15m x 4.95m (10'4 x 16'3)

Double glazed window to front elevation. Double doors to kitchen/dining/family room. Radiator. Coving. Gas pebble effect fire with wood surround and marble inset hearth.

KITCHEN/FAMILY/DINING ROOM 7.75m x 7.11m (25'5 max x 23'4)

A range of wall and base mounted units with solid oak work top over. Integrated ceramic sink with mixer tap over. Integrated double oven. Induction hob and dishwasher. Space for an American style fridge/freezer. Utility area with space for white goods. Family space has triple bi-fold doors to side elevation and three full height windows to rear elevation. Radiators. Two wood, glass panelled leaded doors.

WC

Obscure window to rear elevation. Low level WC. Wall mounted sink. Radiator.

FIRST FLOOR LANDING

Doors to all first floor rooms. Access to loft. Radiator.

BEDROOM ONE 3.40m x 3.99m (11'2 x 13'1)

Window to front elevation. Radiator. Built in wardrobes. Door to en-suite.

EN-SUITE

Obscure window to front elevation. Low level WC. Pedestal hand wash basin. Shower cubicle.

BEDROOM TWO 2.49m x 4.29m (8'2 x 14'1)

Window to front elevation. Radiator. Built in wardrobes.

BEDROOM THREE 2.49m x 4.29m (8'2 x 14'1)

Window to rear elevation. Radiator.

BEDROOM FOUR 3.35m x 2.26m (11'5 x 7'5)

Window to rear elevation. Radiator.

BATHROOM 1.75m x 2.24m (5'9 x 7'4)

Obscure window to rear elevation. Low level WC. Pedestal hand wash basin. Panel bath. Tiled splashbacks. Radiator.

OUTSIDE

GARAGE

Single garage with up and over door. Power and light connected.

FRONT GARDEN

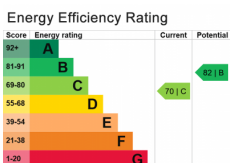
Mature bushes. Gravel area and off road parking for two cars leading to single garage. Gated access to rear garden.

REAR GARDEN

Fully enclosed. Decked entertaining area. The rest laid to lawn.

DRAFT DETAILS

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

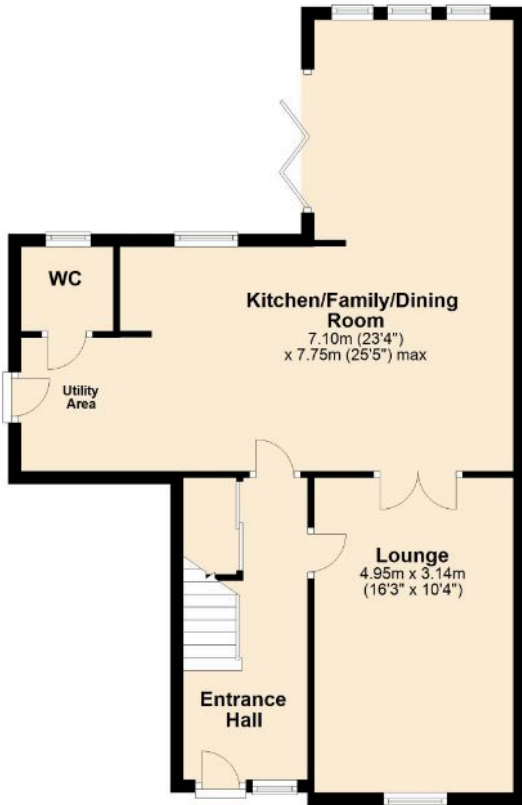


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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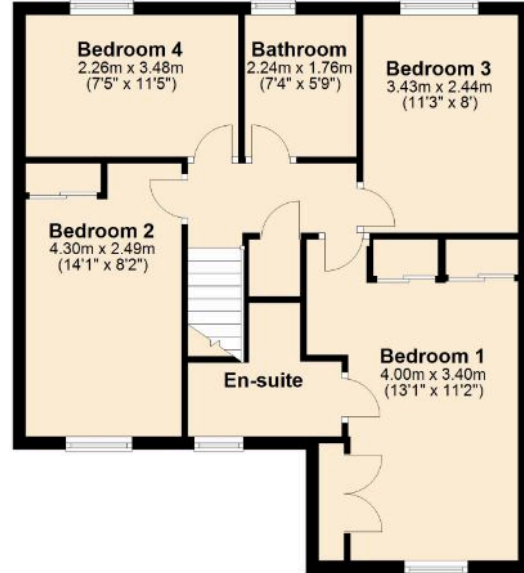
Ground Floor

Approx. 64.4 sq. metres (693.7 sq. feet)

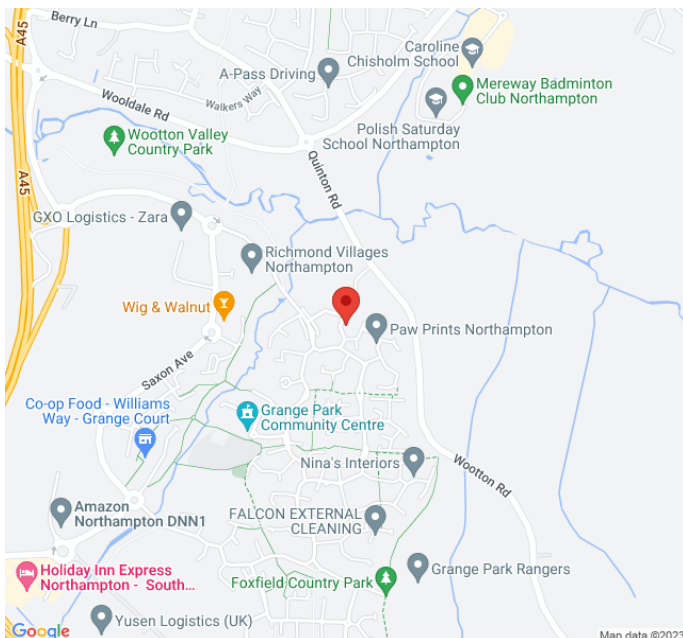


First Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 122.4 sq. metres (1317.4 sq. feet)



LOCAL AREA INFORMATION

Grange Park is a popular new urban development to the south side of Northampton some 4 miles from the town centre. With its own community centre, primary school, two public houses and supermarket, additional facilities are within easy reach due to Grange Park's convenient location. Positioned just off the A45 Northampton ring road, M1 J15 is only a mile away with hotel, restaurant and petrol station services. Public transport links are also well catered for with a regular daily bus service to Northampton where the train station offers mainline services to London Euston and Birmingham New Street. An additional bus service also operates to 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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