

**53 Quintonside, Grange Park, Northampton, NN4 5AD**  
**Guide Price £390,000 Freehold**

This stylishly presented detached family home is located in the centre of the ever popular area of Grange Park. It's a stone's throw away from the Woodlands View outstanding primary school, a short walk to the local shops and the property also backs onto a pocket park with a pathway leading to the impressive Foxfields Country Park. The property comprises entrance hall, lounge, WC, refitted kitchen/dining room, playroom/office and utility room to the ground floor. Upstairs boasts four generous sized bedrooms with en-suite to the bedroom one and a family bathroom. The property also benefits from a landscaped rear garden and off road parking. EPC Rating: E. Council Tax Band: E

**Detached House | Four Bedrooms | En-Suite To Bedroom One | Landscaped Rear Garden | Off Road Parking | Double Glazing & Radiator Heating**

modern marketing · traditional values

### ENTRANCE HALL

Wooden entrance door with stained glass insert. Electric heater. uPVC double glazed window to front elevation. Coving. Staircase rising to first floor landing. Doors to:

### LOUNGE 4.32m x 3.15m (14'2 x 10'4)

uPVC double glazed bay window to front elevation. Two radiators. Coving. Fireplace with painted black hearth and inset wooden surround.

### WC

Low level WC and wall mounted wash hand basin. Tiling to splash back areas.

### PLAYROOM/OFFICE

uPVC double glazed window to front elevation. Radiator. Fusebox.

### KITCHEN/DINING ROOM 2.87m x 7.49m (9'5 x 24'7)

Two windows to rear elevation. uPVC double French doors leading to garden. A range of wall and base units with work surfaces over. Built in dishwasher. High level oven and grill. Resin sink with drainage area and mixer tap over. Tiling to splash back areas.

### UTILITY ROOM 1.45m x 2.36m (4'9 x 7'9)

A range of wall and base units with work surfaces over. Built in fridge/freezer, washing machine and tumble dryer.

### FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing water tank.

### BEDROOM ONE 3.94m x 3.25m (12'11 x 10'8)

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

### EN-SUITE

uPVC obscure double glazed windows to side elevation. Heated towel rail. Suite comprising low level WC, shower unit and wash hand basin set in vanity unit. Tiling to splash back areas. Tiled floor.

### BEDROOM TWO 3.94m x 3.05m (12'11 x 10'0)

Two double glazed windows to front elevation. Two radiators. Wardrobe. Storage cupboard.

### BEDROOM THREE 3.10m x 2.90m (10'2 x 9'6)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.11m x 2.64m (6'11 x 8'8)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM

Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiling to splash back areas.

### OUTSIDE

### FRONT GARDEN

Driveway providing off road parking for two cars. Step leading to front door. Pathway to timber gate. Side access. Lawned area with rockery shrub and tree displays.

### REAR GARDEN

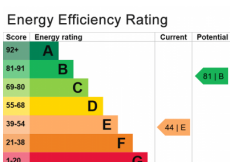
Mainly laid to lawn with two patio areas. Raised flower beds. Lean to storage shed down side of property. Block paved walkway creating side access. Enclosed via timber fence and brick wall.

### AGENTS NOTE

Under Section 21 of The Estate Agents Act, we are obliged to inform you that the vendors of this property are employees of Jackson Grundy Estate Agents.

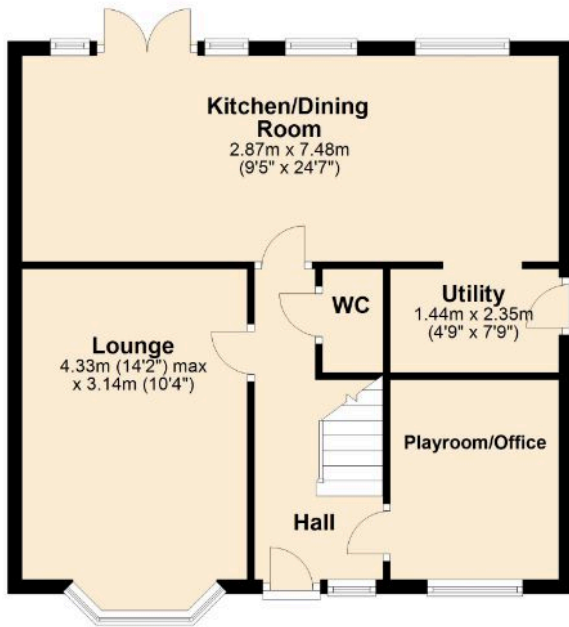
### DRAFT DETAILS

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

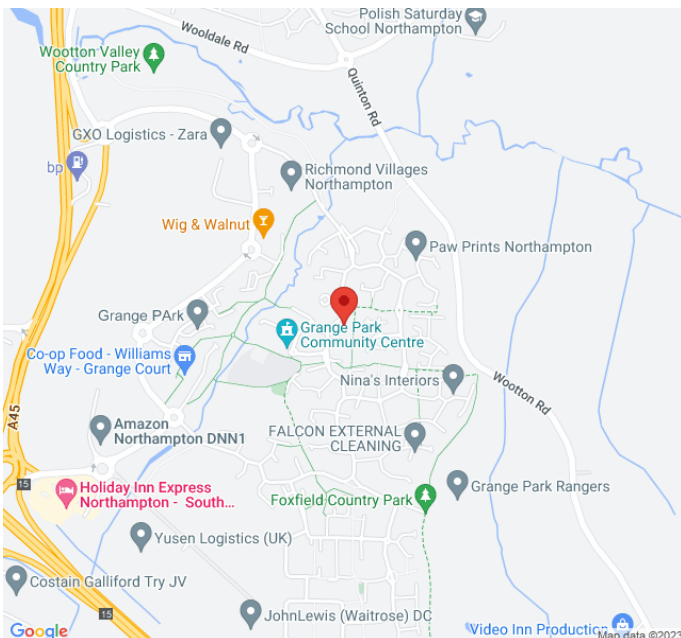
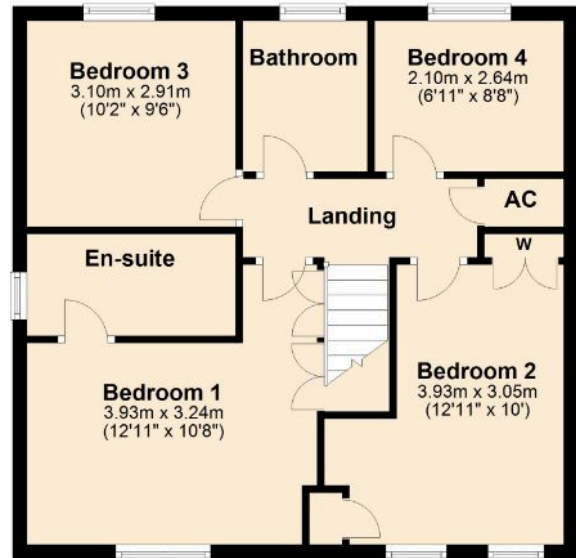


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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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