

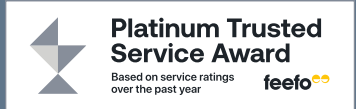


www.jacksongrundy.com

Nortoft, Guilsborough, Northampton, Northamptonshire, NN6 8QB

£595,000 Barn Conversion

4 beds 2 bathrooms 2 living areas



Department: Sales

Tenure: Freehold



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Property Summary

A single storey stable conversion in one of the local county's most desirable villages. Tucked up a driveway away from the road, this individual four bedroom property has vaulted ceiling with exposed A frames and roof timbers in the reception rooms and kitchen / breakfastroom

Features & Utilities

- ✓ Stable Conversion
- ✓ Single Storey
- ✓ Four Double Bedrooms
- ✓ Vaulted Ceilings
- ✓ Double Garage
- ✓ Lovely Garden



Property Overview

In need of modernisation is this single storey stable conversion in one of the local county's most desirable villages. Tucked up a driveway away from the road, this individual four bedroom property has vaulted ceiling with exposed A frames and roof timbers in the reception rooms and kitchen / breakfast room plus a log burner in the sitting room. All the rooms look onto the lovely south facing garden so on a sunny day the property is bathed in light.

Accommodation comprises hall, cloakroom, sitting room, dining room, kitchen / breakfast room, utility room, main bedroom with walk in wardrobe and en-suite shower room, three further double bedrooms and large shower room.

Outside, beyond the attractive garden there is a detached double garage and driveway. The property has uPVC double glazing, radiator heating and is offered with no onward chain.

EPC Rating TBC. Council Tax Band F.

ENTRANCE HALL 1.91m x 2.92m (6'3 x 9'7)

Entrance via front door. Radiator. Exposed roof timbers. Tiled floor. Coat cupboard.

CLOAKROOM

Radiator. Suite comprising WC and wash hand basin. Exposed roof timbers. Tiled splash backs. Tiled floor.

SITTING ROOM 4.04m x 6.40m (13'3 x 21'0)

Window and doors to garden. Two radiators. Fireplace with log burner. Exposed roof timbers.

DINING ROOM 4.04m x 4.44m (13'3 x 14'7)

Window to garden. Two radiators. Exposed roof timbers. Built in dresser.

KITCHEN / BREAKFAST ROOM 4.04m x 3.07m (13'3 x 10'1)

Window to garden. Radiator. Exposed roof timbers. Fitted with a range of wall, base and drawer units with work surfaces over. Built in fridge, dishwasher, oven, grill, hob and extractor hood. One and a half bowl sink unit. Tiled splash backs. Tiled floor.

UTILITY ROOM 1.40m x 1.73m (4'7 x 5'8)

Exposed roof timbers. Space for washing machine and tumble dryer. Tiled floor. Shelving.

INNER HALL

Two windows to rear elevation. Two radiators. Airing cupboard. Access to loft storage space.

BEDROOM ONE 4.88m x 3.48m (16'0 x 11'5)

Window to garden. Radiator. Walk in wardrobe with rails and shelving.

EN-SUITE 2.84m x 1.93m (9'4 x 6'4)

Velux window to rear elevation. Radiator. Heated towel rail. Suite comprising shower in a large tiled cubicle, WC and twin sinks. Tiled splash backs. Tiled floor.

BEDROOM TWO 3.86m x 2.79m (12'8 x 9'2)

Window to garden. Radiator.

BEDROOM THREE 3.86m x 2.74m (12'8 x 9'0)

Window to garden. Radiator.

BEDROOM FOUR 3.86m x 2.74m (12'8 x 9'0)

Window to garden. Radiator.

SHOWER ROOM 2.87m max x 2.77m max (9'5 max x 9'1 max)

Window to garden. Radiator. Suite comprising shower in a large tiled cubicle, WC, bidet and wash hand basin with storage below. Tiled splash backs.

OUTSIDE

GARDEN

The shaped lawn is bordered by established beds and a variety of trees, bushes, plants and flowers. Two paved seating areas.

DRIVEWAY

Block paved driveway leading to the garage.

DOUBLE GARAGE

Twin up and over doors. Power and light connected. Door to side elevation.

MATERIAL INFORMATION

Electricity Supply â Ask Agent

Gas Supply â Ask Agent

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

Water Supply â Ask Agent

Sewage Supply â Ask Agent

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

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

Solar PV Panels â Ask Agent

EV Car Charge Point â Ask Agent

Primary Heating Type â Ask Agent

Parking â Ask Agent

Accessibility â Ask Agent

Right of Way â Ask Agent

Restrictions â Ask Agent

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

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

DRAFT DETAILS

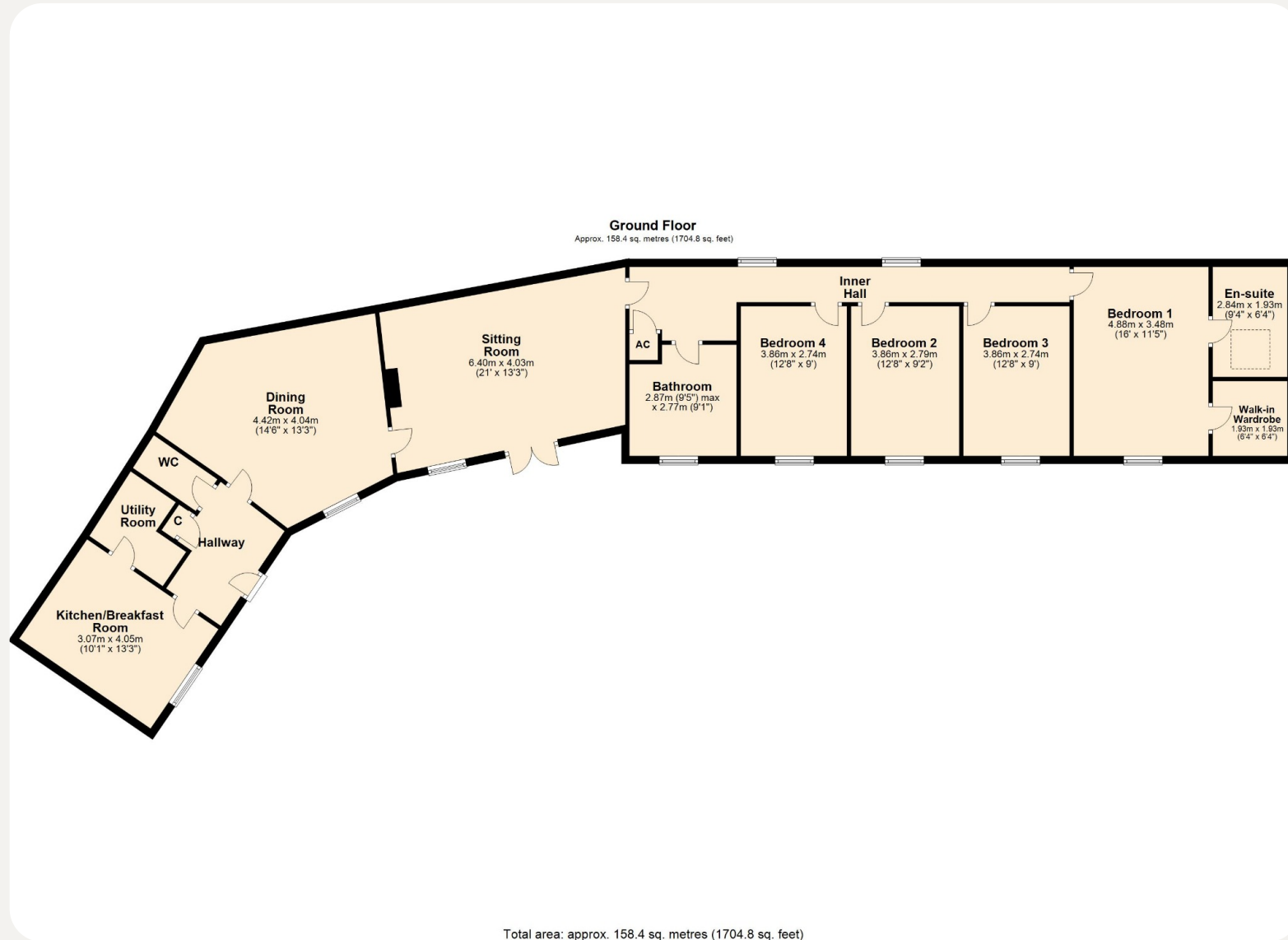
At the time of print, these particulars are awaiting approval from the Vendor(s).

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





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.

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