



35 Grangewood, East Hunsbury, Northampton, NN4 0QN

HOWKINS &  
HARRISON



35 Grangewood, East Hunsbury,  
Northampton, NN4 0QN

Guide Price £429,950

A wonderfully positioned detached family home offering extended accommodation at the end of a pleasant and quiet cul-de-sac adjacent to open parkland.

### Features

- Detached family home
- Extended accommodation
- Refitted kitchen
- Sitting room
- Dining room & cloakroom
- Conservatory
- Four bedrooms
- Two en-suite shower rooms
- West facing rear garden
- Membership to Grangewood Park private residents club



## Location

East Hunsbury is an area to the west of Northampton and less than a mile from Sixfields for shopping, cinema and restaurants. Primary and Secondary schools are available nearby and the sought after Wootton Park School is around a mile away and caters for 4-18 year olds. Northampton train station is approximately 3 miles away and has regular rail services to Euston in within an hour.

## Outside

The front of the property offers block paved off road parking with the remainder being lawned with established planting. There is a lean to store shed and an integral garage store, gated pedestrian side access to the rear garden, that enjoys a westerly aspect, lawned gardens enclosed by fencing and a paved seating area and lean to store area. The property enjoys an open aspect onto Grangewood Park and woodland with residents having a membership to Grangewood Park private residents club, at a cost of around £300 per annum, to enjoy the grounds and facilities of the converted Grade II listed barn which opened its doors in 1989 with function room, tennis & squash courts and licenced bar.



## Ground Floor

The accommodation is entered through a hardwood front door into the hall where the wood effect flooring continues to a majority of the ground floor, stairs rise to the first floor accommodation and doors off to all principal rooms including the cloakroom. A stylish and refitted kitchen has a range of modern cabinets, working surfaces incorporating a sink unit, AEG induction hob and oven, plumbing for washing machine and dishwasher, integrated fridge/freezer and a concealed "ideal" gas fired boiler. The dining room has ample storage with two full length cupboards as well as a further low level cupboard, feature part glass block window and door into the conservatory. The sitting room has a feature fireplace and French doors into the conservatory which is constructed of a brick built base with uPVC windows, polycarbonate roof, French doors onto the garden.

## First Floor

The first floor comprises of four bedrooms, two of which enjoy en-suite shower rooms and built in wardrobes and there is a family bathroom.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

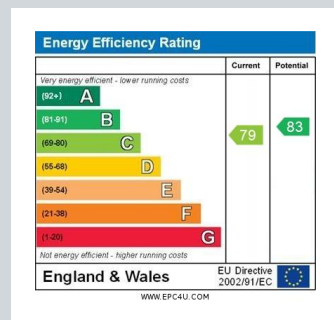
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.

Tel:0300-1267000.

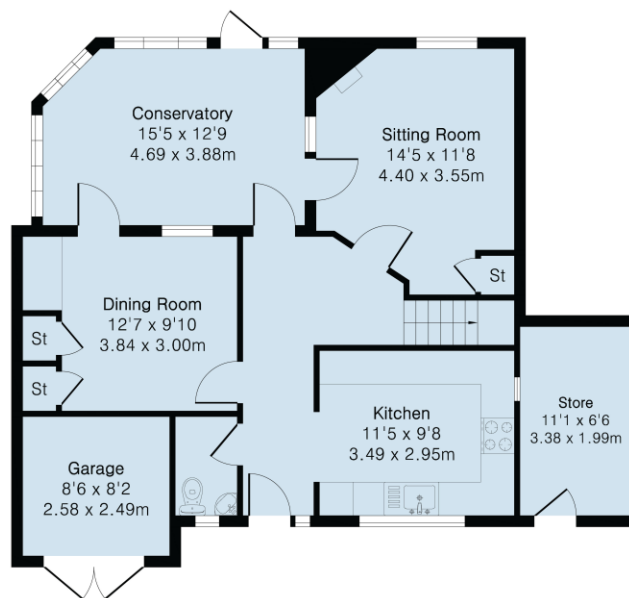
Council Tax Band- D



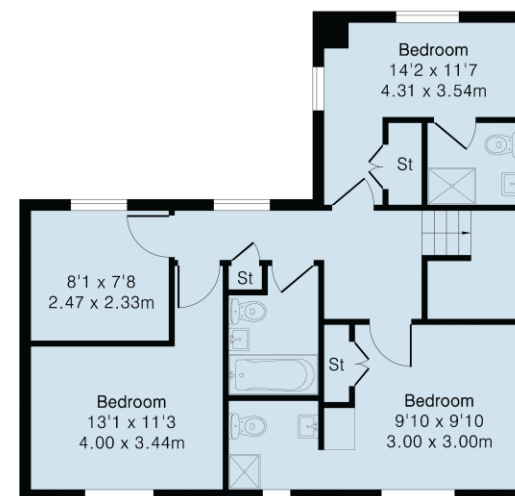
## Approximate Gross Internal Area 1470 sq ft - 137 sq m

Ground Floor Area 869 sq ft – 81 sq m

First Floor Area 601 sq ft – 56 sq m



Ground Floor



First Floor

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.