



45 Coppice Drive, Parklands, Northampton, NN3 6ND
£300,000 Freehold

This wonderfully well presented two bedroom semi-detached and extended bungalow is offered for sale by Jackson Grundy. The home benefits from a refitted wet room, double glazing where specified and a gas combi boiler, with a generous rear extension directly benefitting the dining room and affording a generous lounge. In brief the home comprises kitchen, dining room, lounge, conservatory, two double bedrooms and a wet room. Outside offers a front garden with a driveway leading to a single garage, and a generous and enclosed rear garden. The home is offered with no upper chain and we therefore recommend viewing at the earliest opportunity. EPC Rating: D. Council Tax Band: C

Semi Detached Bungalow | Extended Lounge | Two Bedrooms | Wet Room | Garage and Driveway | No Upper Chain

modern marketing · traditional values

ENTRANCE PORCH

Entrance via uPVC double glazed door. Glazed door to:

HALL

Radiator. Access to loft space. Laminate flooring. Doors to:

KITCHEN 2.87m x 2.54m (9'5 x 8'4)

uPVC double glazed window to side elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink and drainer unit. Integrated appliances to include a double oven, four ring gas hob and extractor hood over. Concealed fridge / freezer. Concealed washing machine. Cupboard housing gas combination boiler. Tiled splash backs. Glazed door to:

LOUNGE 3.91m x 4.22m (12'10 x 13'10)

uPVC double glazed window to side elevation. Sliding doors to conservatory. Radiator. Electric fireplace with marble effect surround and hearth. Laminate flooring.

DINING ROOM 4.93m x 2.57m (16'2 x 8'5)

uPVC double glazed sliding patio doors to rear elevation. Radiator. Door to lounge.

CONSERVATORY 2.18m x 3.43m (7'2 x 11'3)

Part brick built. uPVC double glazed windows and sliding doors to rear elevation. Wall mounted electric heater. Tiled floor.

BEDROOM ONE 4.34m x 3.63m (14'3 x 11'11)

uPVC double glazed bay window to front elevation. Radiator. A range of fitted wardrobes.

BEDROOM TWO 3.71m x 3.51m (12'2 x 11'6)

uPVC double glazed window to front elevation. Radiator.

WET ROOM 1.98m x 1.83m (6'6 x 6'0)

Window to conservatory. Three piece suite comprising wall mounted electric shower, pedestal wash hand basin and low level WC. Part tiled walls. Wall mounted electric heater. Extractor fan.

OUTSIDE

FRONT GARDEN

A tiered front garden largely laid to slate chippings. Well stocked bedding area. Block paved driveway leading to garage.

GARAGE

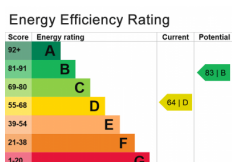
Single up and over door. Courtesy door to side elevation.

REAR GARDEN

Generous paved patio area with an equally generously sized lawn. Mature trees, plants and shrubs to borders.

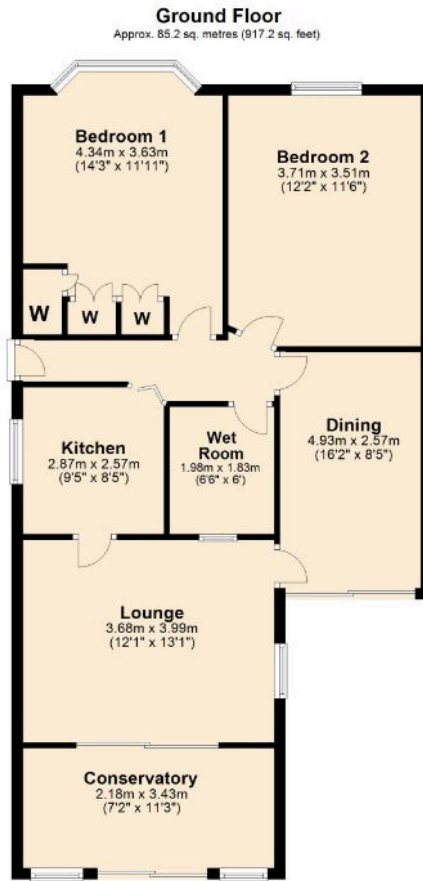
DRAFT DETAILS

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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Total area: approx. 85.2 sq. metres (917.2 sq. feet)



LOCAL AREA INFORMATION

The area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor with the main focal point being the Racecourse. This large green open space has defined the development of houses around it and whilst no longer used for spring and autumn racing it is preserved as an open recreation ground. It was also the cessation of racing that led to the Kingsley Park Hotel standing empty for some 18 years and being nicknamed The White Elephant, a name it retains today. The remainder of local facilities are predominantly located along Kingsley Park Terrace and include restaurants, take away foods, general stores, building society, hair salons, car parts and chemist, though residents can access Northampton town centre's additional shops, entertainment venues and facilities a mile away, including a train station with mainline services to London Euston and Birmingham New Street.

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