



21 Ledaig Way, Parklands, Northampton, NN3 6DA
£245,000 Freehold

Jackson Grundy are proud to offer for sale this very well presented two bedroom semi-detached bungalow in the sought after area of Parklands. The home has been much improved by the current owner, most notably refitting the kitchen and bathroom. The home in brief comprises lounge, kitchen, two bedrooms and a three piece family bathroom. The master bedroom also includes a generous range of fitted wardrobes and bedroom furniture. Outside offers a lawned front garden with a driveway leading to a single garage to the rear. A further store room is located to the rear of the garage, whilst the rear garden is largely landscaped and enclosed. Call now to book your viewing and avoid disappointment. EPC Rating: D. Council Tax Band: C

Semi Detached Bungalow | Refitted Kitchen | Driveway & Garage | Front & Rear Gardens | Excellent Location | Two Bedrooms

modern marketing · traditional values

ENTRANCE PORCH

Composite entrance door. uPVC double glazed window to front elevation. Radiator. Wood laminate flooring. Doorway to lounge.

LOUNGE 5.16m x 3.63m (16'11 x 11'11)

uPVC double glazed window to front elevation. Gas feature fireplace with granite surround and hearth. Wood laminate flooring.

INNER HALLWAY

Cupboard. Hatch to loft with pull down ladder and part boarded loft. Wood laminate flooring. Doors to:

KITCHEN 3.40m x 2.24m (11'2 x 7'4)

uPVC double glazed window to garden. uPVC double glazed door to side elevation. Refitted kitchen with a range of wall and base units with moulded Tristone work tops. Inset sink and drainer with boiler tap over. Integrated appliances including electric oven and microwave. Four ring induction hob. Tiling to splash back areas. Tiled floor. Modern gas radiator. Space and plumbing for white goods.

BEDROOM ONE 3.76m x 3.20m (12'4 x 10'6)

uPVC double glazed window to front elevation. Radiator. A range of bedroom furniture and wardrobes.

DINING ROOM/BEDROOM TWO 3.40m x 2.24m (11'2 x 7'4)

uPVC double glazed windows and doors to garden. Radiator. Laminate flooring.

BATHROOM 2.24m x 2.29m (7'4 x 7'6) Max

Wall mounted heated towel rail. Refitted three piece suite comprising panelled bath with shower attachment over, concealed WC and vanity wash hand basin set within bathroom furniture. Tiled floor and splash backs.

OUTSIDE

FRONT GARDEN

Laid to lawn and block paved path and driveway leading to metal gates in turn leading to garage at rear.

GARAGE

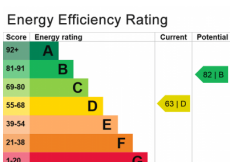
Single up and over door. Light connected.

REAR GARDEN

Largely laid to lawn and paved patio with mature plants and shrubs to borders. Path to personnel door to garage. Door to storage room to rear of garage. Timber gate to driveway. Enclosed to timber panelled door.

DRAFT DETAILS

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

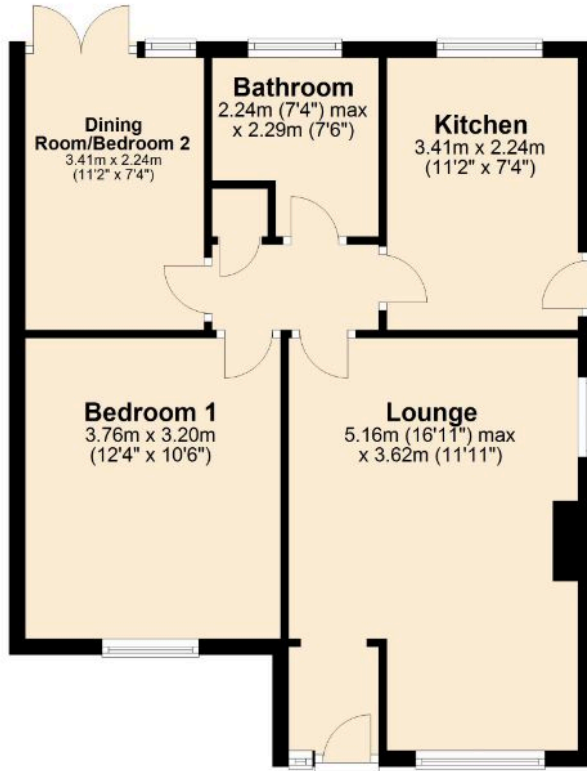


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 54.8 sq. metres (589.7 sq. feet)



Total area: approx. 54.8 sq. metres (589.7 sq. feet)



LOCAL AREA INFORMATION

Parklands is a popular residential area of Northampton lying some 3 miles north of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park and the Racecourse.

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