



12 Jennings Close, Northampton, NN5 4FJ

HOWKINS &  
HARRISON

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Northampton, NN5 4FJ

Guide Price £425,000

A well presented double fronted detached family home located on the popular and conveniently placed development of St Crispin, offered for sale with no upper chain.

#### Features

- Double fronted detached home
- Lounge
- Kitchen/breakfast room
- Family room
- Four bedrooms
- En-suite to master
- Garage and driveway parking
- No upper chain
- Convenient location – close to local amenities
- Energy Rating- C



## Location

Nearby, in Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston there are a number of shops including a Bakery and Post Office. The nearby Sixfields Leisure Area provides Cinema, Restaurants, Fitness Centre, Sainsburys, Next, Boots and M&S as well as others. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schooling for all age groups is also within the vicinity.

Situated approximately 2 miles west of Northampton town centre and around 1.8 miles from Northampton Railway Station. Convenient access to the A45, A43, M1 Junctions 15A and 16, making commuting to Milton Keynes, Coventry, Birmingham and London straight forward. Regular bus services operate from nearby Upton and Duston route.

Nearby schools include:

Upton Meadows Primary School

St Luke's Church of England Primary School

The Duston School

Nearby shopping includes:

Sainsbury's

Tesco



## Ground Floor

The accommodation is entered through a Upvc composite front door into the entrance hall where the stairs rise to the first floor accommodation, modern wood effect flooring, doors off the all principal rooms as well as the cloakroom. The lounge enjoys a dual aspect with windows to the front and side aspects and the other side of the hall is a family room with a window to the front aspect.

The kitchen/breakfast room enjoys direct access to the rear garden and is fitted with a range of modern high gloss cabinets, ample working surfaces incorporating a sink unit, gas hob, double oven, dishwasher and fridge/freezer, plumbing and space for washing machine, concealed gas fired boiler, Upvc French doors onto the rear garden and space for dining table and chairs.

## First Floor

The first floor comprises of four bedrooms with the master bedroom enjoying an en-suite shower room and built in wardrobes, to complete the accommodation there is a family bathroom comprising of a bath with shower over, wash hand basin and wc.

## Outside

Outside, the front of the property has decorative slate chippings either side of the front door and a block paved driveway leading to a single garage, gated pedestrian access to the rear garden which has a paved patio, lawned gardens enclosed by fencing with further slate chippings to the side of the property providing a useful storage area as well as an area behind the garage for a shed.

## 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.

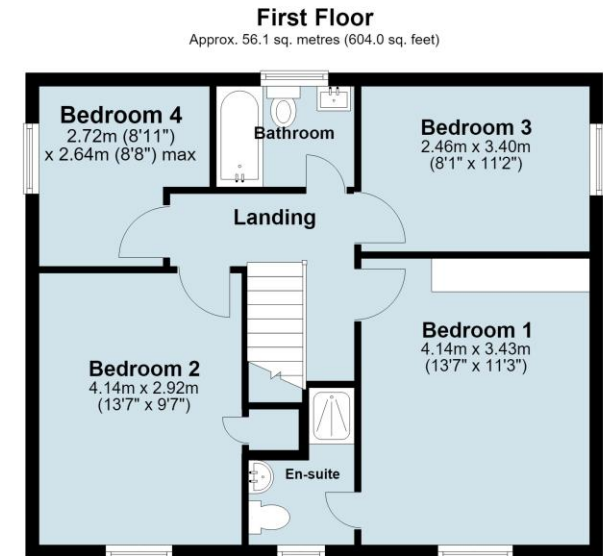
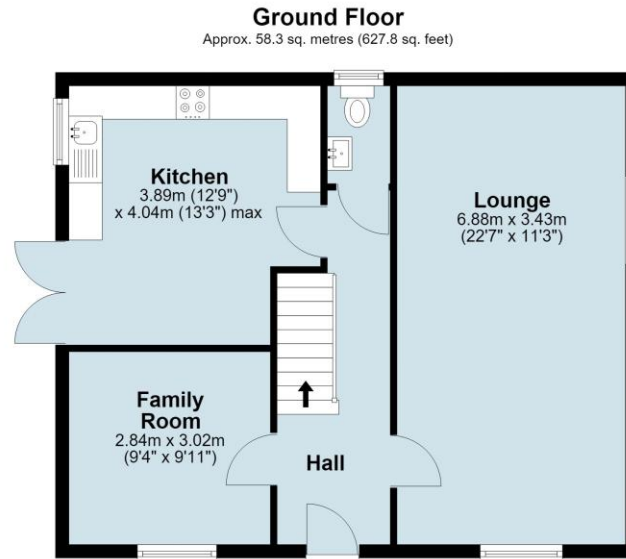
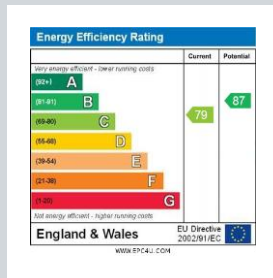
## Agents Notes

Some images have been virtually staged to show potential furniture layout and room use.

## Local Authority

West Northamptonshire Council.  
Tel: 0300-1267000

Council Tax Band- F



Total area: approx. 114.4 sq. metres (1231.8 sq. feet)

## 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.



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