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Creaton Road, Hollowell  
Northampton  
Northamptonshire, NN6 8RP  
£335,000 Semi Detached



Department: Sales

Tenure: Freehold

**Jackson Grundy Estate Agents - Long Buckby**  
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A BEAUTIFULLY SEMI DETACHED COTTAGE WITH TWO BEDROOMS AND A NURSERY / STUDY SITUATED IN A LOVELY VILLAGE SURROUNDED BY UNDULATING COUNTRYSIDE.

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#### GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- CLOAKROOM

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#### FIRST FLOOR

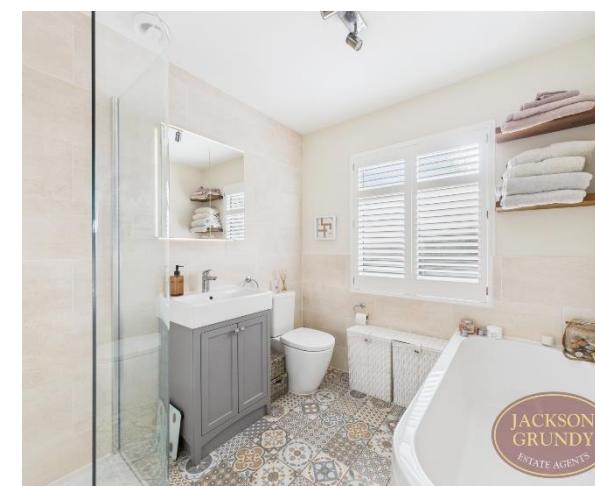
- LANDING
- BEDROOM ONE
- BEDROOM TWO
- NURSERY / STUDY
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN





## THE PROPERTY

It has an entrance hall with attractive panelling and stairs to the first floor, a lounge with feature fireplace and open chimney. The dining / living room has a log burner and is semi open plan to the kitchen which has a built in fridge and freezer, oven, grill, hob, extractor, microwave and dishwasher plus a semi vaulted ceiling. There is also a useful downstairs cloakroom.

On the first floor bedroom one has built in cupboards and a lovely countryside outlook, bedroom two has a view across fields and the nursery / study has an equally attractive outlook. The luxurious bathroom has a double ended bath, walk in shower, wash hand basin with storage and a WC.

Outside there is parking for two cars, a wood store and a 40ft garden backing onto fields.

The property has radiator heating and uPVC double glazing.

EPC Rating TBC. Council Tax Band C.







## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	Parking
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

Renowned locally for its annual Steam Rally, Hollowell lies some 9½ miles northwest of Northampton and 12½ miles South West of Market Harborough. Its position affords residents excellent communication links via the A5199 which links to the A14 less than 6 miles away and in turn the M1 and M6 at Catthorpe Interchange. Hollowell Reservoir is positioned to the northern edge of the village and extends to over 140 acres offering excellent facilities for all the family including dinghy sailing, windsurfing, mixed species fishing and a sailing club. Local amenities including grocery store, public house, doctor's surgery, primary and secondary schools can be accessed in neighbouring village, Guilsborough. This larger village is less than 1 mile away and can be accessed via the bus service to/from Northampton, which itself has a mainline train station with services to London Euston and Birmingham Euston, though these routes can also be accessed in Long Buckby village just over 5 miles away.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. 83.06 SQ. METRES (894 SQ. FEET)

