



2 Harefield, Grange Park, Northampton, NN4 5DQ

HOWKINS &
HARRISON

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Guide Price: £360,000

Offered to the market with no onward chain, this well-presented modern three-storey townhouse offering spacious and versatile family accommodation, together with off-road parking and a single garage. Situated within the popular Grange Park development, the property is ideally located for commuters, with excellent access to Junction 15 of the M1 and convenient road links to the A45, providing easy access to Northampton, Milton Keynes and surrounding areas. The area is also well served by local schools, shops and parks.

Features

- No onward chain
- Well-presented home
- Three reception rooms
- Four spacious bedrooms
- Two bathrooms and en-suite
- Fitted kitchen and adjoining utility
- Driveway parking and single garage
- Good road links
- Local amenities



Location

Grange Park is a popular residential development situated to the south of Northampton, offering excellent commuter access via Junction 15 of the M1 and the A45, with convenient links to Northampton, Milton Keynes, Birmingham and London.

The area is well served by local amenities including shops, schools, parks and healthcare facilities, together with nearby walking spaces and easy access to Northampton railway station with regular services to London Euston and Birmingham.

Outside

Outside, the front of the property provides a block paved driveway leading to the single garage with up-and-over door, together with gated side access to the rear garden.

The rear garden has been designed for low maintenance and is predominantly laid with dark slate-style paving, complemented by a raised lawn area. Fully enclosed by timber fence panelling, the garden offers an attractive and private outdoor space ideal for both relaxing and entertaining.



Ground Floor

The property is entered via a welcoming entrance hall with stairs rising to the first floor, a useful understairs storage cupboard and access to all principal ground floor rooms. The ground floor offers versatile accommodation including a study, separate dining room and downstairs cloakroom, together with a spacious kitchen/breakfast room fitted with a range of gloss wall and base units with complementary work surfaces incorporating a breakfast bar. Integrated appliances include a gas hob, double oven, fridge/freezer and dishwasher, with French uPVC doors opening onto the rear garden. Adjoining the kitchen is a practical utility room with matching units, space for a washing machine and tumble dryer, housing for the gas boiler, and a further door providing access to the garden.

First Floor

The first floor features an impressive sitting room extending to over 22ft in length, together with a generous double bedroom benefitting from fitted wardrobes and a contemporary family shower room.

Second Floor

The second floor offers two further double bedrooms with fitted wardrobes, including the principal bedroom benefitting from an en-suite shower room, together with a fourth bedroom and an additional family bathroom.

Viewing

Strictly by prior appointment via the agents. Tel - 01604 823456.

Fixtures and Fittings

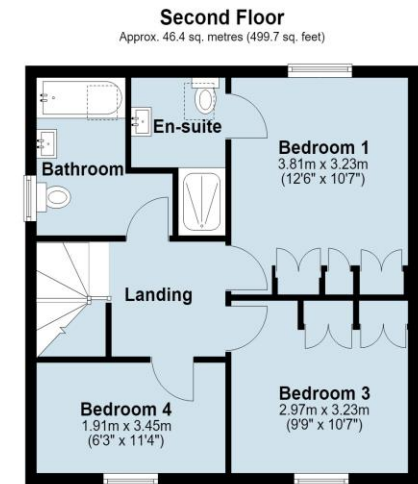
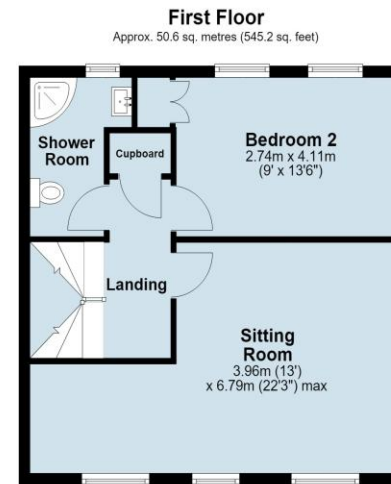
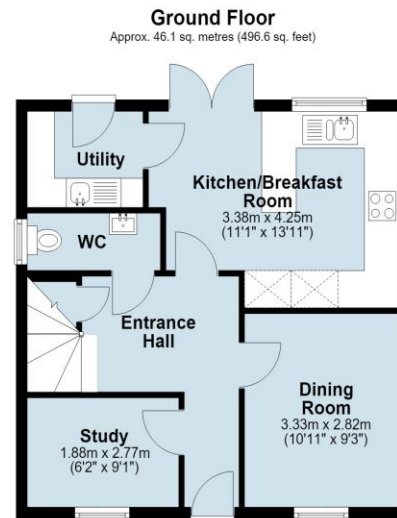
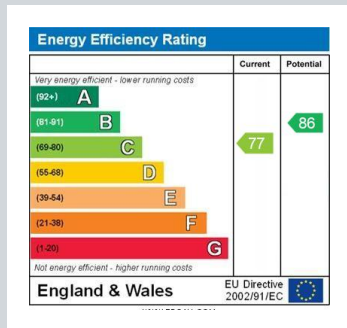
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 - E



Total area: approx. 143.2 sq. metres (1541.5 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.