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Ashton Way, Scholars Green  
Northampton  
Northamptonshire, NN2 7AR  
**£345,000** Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe  
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A BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED PROPERTY CONSTRUCTED IN 2020 BY PERSIMMONS HOMES, BENEFITTING FROM A LANDSCAPED REAR GARDEN AND SITUATED WITHIN THE HIGHLY SOUGHT AFTER LOCATION OF SCHOLARS GREEN.

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#### GROUND FLOOR

- ENTRANCE HALLWAY
- LOUNGE
- UTILITY ROOM
- WC
- KITCHEN/DINING ROOM

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#### FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### FIRST FLOOR

- FRONT GARDEN
  - GARAGE
  - REAR GARDEN
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## THE PROPERTY

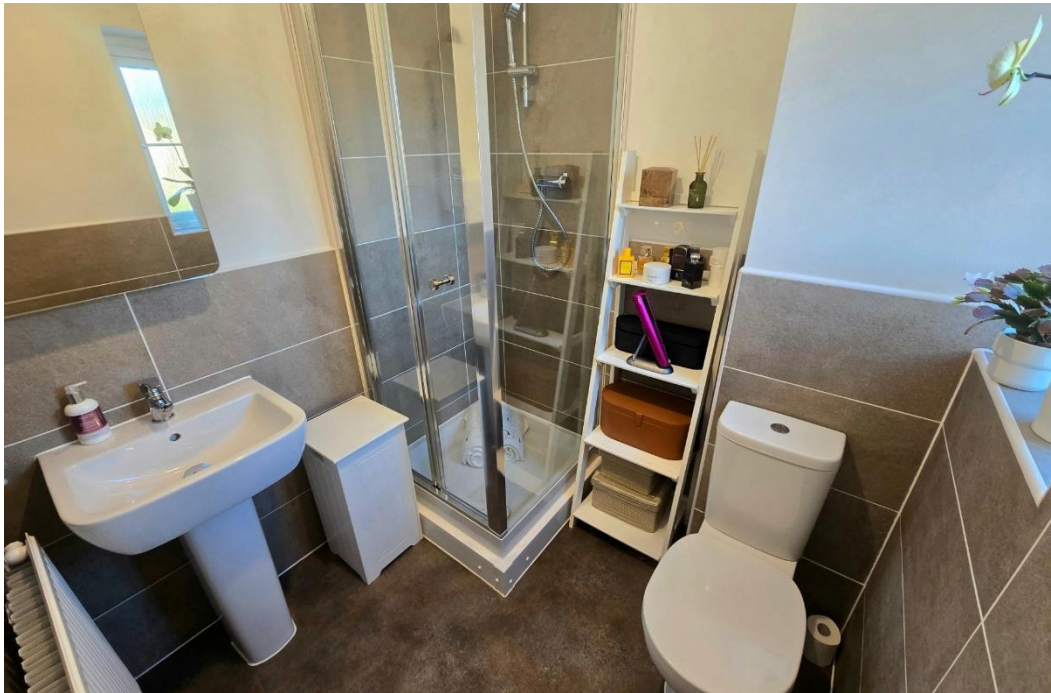
A beautifully presented three-bedroom detached property constructed in 2020 by Persimmons homes, benefitting from a landscaped rear garden and situated within the highly sought after location of Scholars Green. The ground floor accommodation comprises entrance hall, with understairs storage, leading to the lounge kitchen / dining room with utility area and cloakroom. The first floor comprises of a generous landing area with built in storage, three well-proportioned bedrooms with an en-suite to master bedroom and family bathroom. To the rear is a landscaped garden, with porcelain slabs, fully enclosed by a timber fence with gated side access. To the front of the property is a driveway for two vehicles, a single garage, a porcelain path leading to the front door, and well-kept shrubbery. For more details or to arrange a viewing, please call Jackson Grundy on 01604 722197.

EPC Rating: B. Council Tax Band: D.

Communal Area Contribution £150 PA











## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

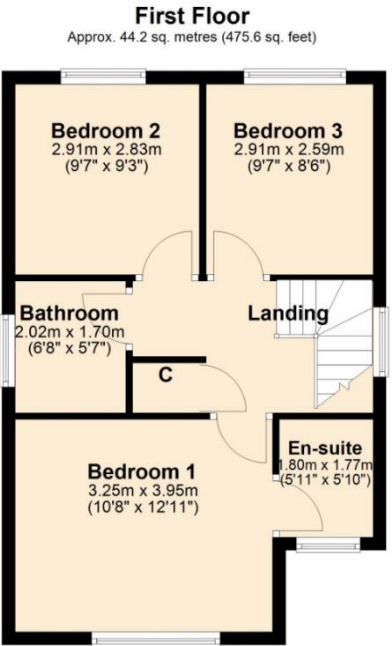
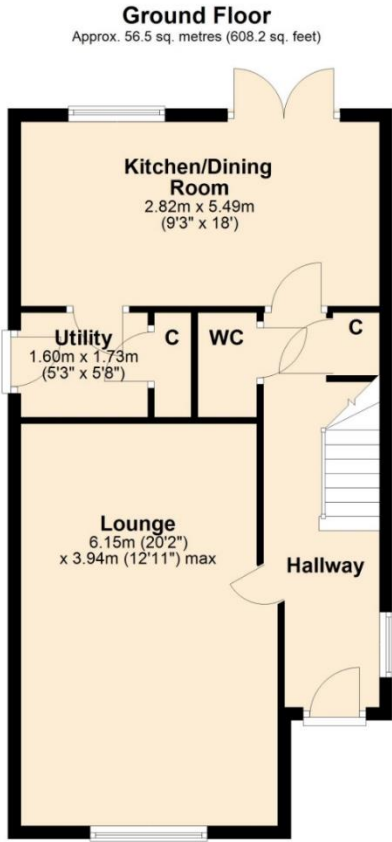
Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Kingsthorpe Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past the recently regenerated, Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, mobile phone store, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find the OFSTED "outstanding" Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the two aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

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



Total area: approx. 100.7 sq. metres (1083.7 sq. feet)