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Elizabeth Road, West Haddon
Northampton
Northamptonshire, NN6 7AF
£415,000 Detached

4 2 2



Department: Sales

Tenure: Freehold



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A WELL PRESENTED FOUR BEDROOM DETACHED BRYANT HOME BUILT TO THE POPULAR VICTORIA DESIGN. THE PROPERTY IS SITUATED IN A QUIET POSITION NEAR THE END OF A NO THROUGH ROAD AND JUST A SHORT WALK AWAY FROM THE VILLAGE AMENITIES AND SURROUNDING COUNTRYSIDE.

GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- SHOWER ROOM





THE PROPERTY

It has an open porch, hall with wooden floor and understairs storage cupboard, lounge with bay window and fireplace, dining room with double doors to the garden and a refitted kitchen / breakfast room and utility room.

On the first floor, the main bedroom has two double built in wardrobes and a refitted en-suite shower room, the second bedroom has a built in double wardrobe and there are two further bedrooms, one with useful eaves storage cupboard. The refitted shower room features a walk in shower with large cubicle.



Outside, there is a two car driveway and garage to the front and a south facing rear garden with seating area, lawn and established borders plus raised flower and vegetable beds. There are fruit trees, roses and many other plants and flowers.

EPC Rating TBC. Council Tax Band E.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	Ask Agent
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, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	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

West Haddon is bypassed by the A428 to the north of the village which in turn connects to M1 J18 just 3 miles away. The village has a Grade I listed church and three watering holes, the 18th Century Sheaf Inn, The Pytchley Hotel and The Crown Inn, as well as numerous sports facilities including a cricket pitch and pavilion, tennis court, two large playing fields and a bowls lawn in the middle of the village green. The village has its own primary school feeding to the nearest secondary school in Gulsborough, just 3 miles away, which also has a doctor's surgery, shop, public house, and fire station. Long Buckby, which is three miles away in the opposite direction, offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. A public bus service also operates to Rugby, Daventry and Northampton, though for those who want to stay local there are numerous clubs, societies and organisations with regular activities to choose from and links to countryside paths including the Jurassic Way.

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. 114.53 SQ. METRES (1232.8 SQ. FEET)

