



2 Jack Pin Lane, Northampton, NN5 4EJ

HOWKINS &
HARRISON

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NN5 4EJ

Guide Price: £510,000

A superbly presented five-bedroom double-fronted detached family home, offering well-balanced accommodation arranged over three floors and occupying a larger than average plot at the end of a quiet cul-de-sac in the popular Upton area. The property combines period-style features including high corniced ceilings and sash windows with modern conveniences, including a refitted kitchen with Quartz work surfaces, garden room, en-suite to the master bedroom and heat recovery system. Ideally positioned for access to the M1, Sixfields Leisure, Northampton town centre, Northampton Railway Station and Upton Country Park.



Features

- Superb five-bedroom detached family home
- Double-fronted property arranged over three floors
- Refitted kitchen/breakfast room with Quartz work surfaces
- Master bedroom with en-suite shower room
- Two further bedrooms to the first floor and two bedrooms to the second floor
- Family bathroom and two cloakrooms
- Two reception rooms with high corniced ceilings and sash windows
- Driveway parking and single garage
- Larger than average plot with landscaped gardens
- EPC rating C



Location

Upton is a popular residential area situated approximately 2.3 miles from Northampton town centre and 1.7 miles from Northampton Railway Station.

The area offers a range of local amenities including retail shops, a community centre, schools, children's play areas and Upton Country Park.

Sixfields Leisure is also within walking distance and provides a cinema, restaurants, fitness centre, Sainsbury's supermarket and a range of other retail outlets.

The property also offers excellent access to the M1 motorway and wider road networks.

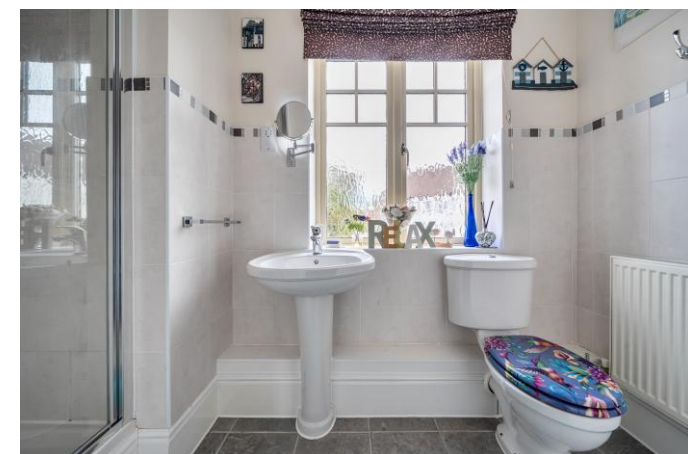


Ground Floor

The ground floor accommodation is entered via a hardwood door into the entrance hall, where stairs rise to the first floor and doors lead to the principal rooms. The cloakroom is fitted with a WC and wash hand basin and benefits from a high corniced ceiling and attractive modern period-style flooring.

The two reception rooms are positioned either side of the entrance hall, both featuring engineered oak flooring, high corniced ceilings, and sash windows. The sitting room also enjoys a feature carved stone mantel, with French doors opening into the impressive garden room. The garden room overlooks the rear garden and features period-style tiled flooring and a lantern roof window, creating an excellent additional reception or entertaining space.

The impressive, refitted kitchen/breakfast room is fitted with a range of contrasting wall and base level cabinets, complemented by Quartz work surfaces incorporating a sink unit and central island/breakfast bar. Integrated appliances include an induction hob, extractor, double oven, microwave, and dishwasher, with a concealed Ideal gas-fired boiler. There is space for an American-style fridge/freezer and washing machine, together with a door providing access to the rear garden and a courtesy door leading into the single garage.



First Floor

To the first floor are three bedrooms, with the master bedroom benefiting from an en-suite shower room. There is also a further cloakroom fitted with a WC and wash hand basin, together with an airing cupboard housing the Megaflo hot water cylinder.

Second Floor

The second floor provides two further double bedrooms and a family bathroom.

Outside

Outside, the front of the property is enclosed by wrought iron railings and is predominantly gravelled, with a further area to the side. A driveway provides off-road parking and leads to the single garage.

The property occupies a larger than average plot, with the rear gardens being predominantly hard landscaped with paved and gravelled areas. A covered aluminium-framed garden structure provides an ideal space for outdoor seating and entertaining. There are also two timber sheds and useful pedestrian side access.





Viewing

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.

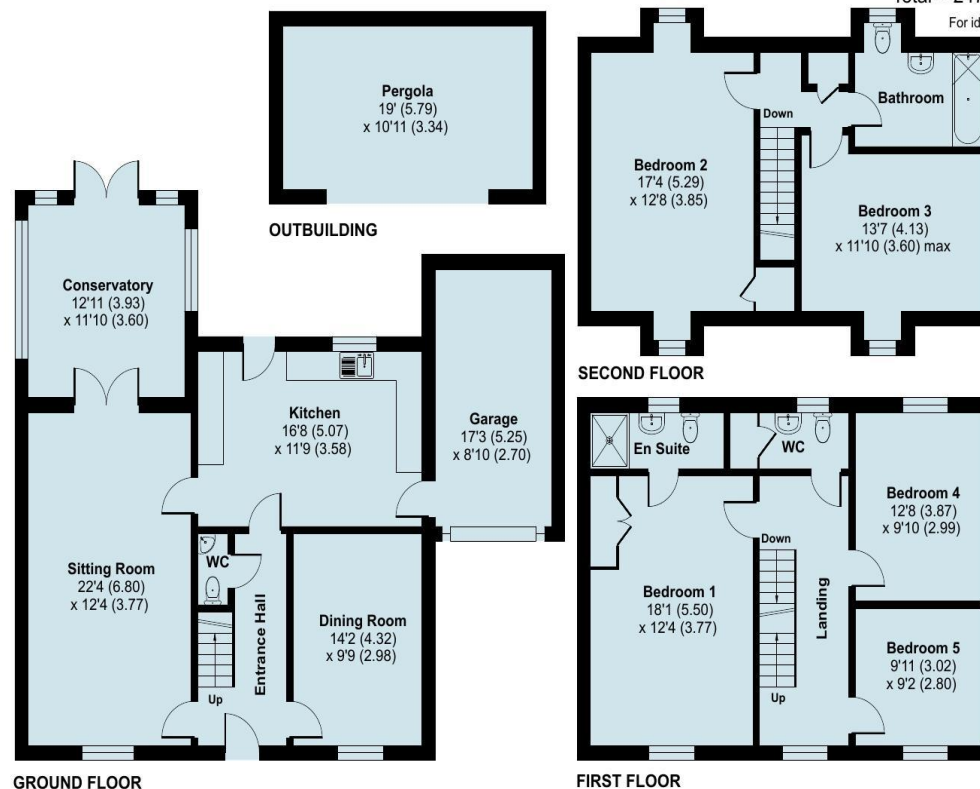
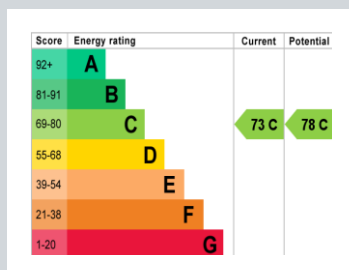
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council Tel:0300-126700.

Council Tax Band – F



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Howkins & Harrison. REF: 1524319

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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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