



Pells Close

Guilsborough, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Pells Close

Guilsborough, Northampton, NN6 8QR

TOTAL AREA: APPROX. 100.99 SQ. METRES (1087 SQ. FEET)

AN INDIVIDUAL DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC WITHIN THIS VERY POPLAR VILLAGE SET AMONGST BEAUTIFUL UNDULATING COUNTRYSIDE.

GROUND FLOOR

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

OUTSIDE

- FRONT GARDEN
- PARTIAL GARAGE
- REAR GARDEN

FIRST FLOOR

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





THE PROPERTY

An individual detached house situated in a quiet cul-de-sac within this very popular village set amongst beautiful undulating countryside.

Just a short walk away from the primary and secondary schools, shop and doctors surgery, is this three bedroom detached house that has just been refurbished to a high standard and is offered with no onward chain.

It has a hall, cloakroom, lounge with log burner and double doors to the garden, kitchen/dining room with island and bi-fold doors to the garden. There are two built in ovens, induction hob, extractor and wine cooler plus integrated fridge / freezer and dishwasher. The utility room leads off the kitchen and leads to the gym which would also make a great office.

Upstairs the main bedroom has a built in wardrobe and en-suite shower room, the second bedroom has a built in wardrobe, that leaves the third bedroom and a bathroom.

Outside, to the front is a driveway for four cars leading to partial garage with loft space and a door to the utility room.

To the rear, a decking area leads from the kitchen and steps down to the lawn beyond and a garden shed.

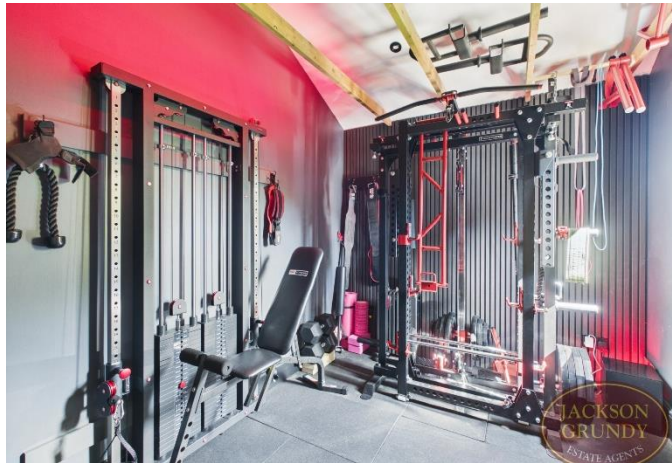
EPC Rating D. Council Tax Band D.





LOCATION

Guiltsborough is a highly sought after village in NW Northamptonshire with excellent road links positioned 11 miles north of Northampton, 10 miles east of Rugby and 11 miles south of Market Harborough - all of which offer mainline train stations. With exceptional facilities for a village with a population of just over 700 residents, it offers education facilities from 2-18 years with a Pre-School, Primary School and Guiltsborough Secondary School and has its own fire station, health centre with pharmacy, public house, village hall providing a venue for numerous activities and clubs, sports pavilion/playing fields which is home to several sports teams, well-stocked shop/post office/coffee shop, hairdressing salon and amateur dramatics group as well as St Etheldreda's Church which possesses Saxon remnants among its Norman architecture.



IMPORTANT NOTICE

Important Notice - 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

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