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Lynton Avenue, Kingsthorpe
Northampton
Northamptonshire, NN2 8LX

£400,000 - Guide Price Semi Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
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Property Summary

Jackson Grundy are delighted to bring to the market this unique four bedroom semi-detached house to include annexe facilities.

Features & Utilities

- ✓ Sought After Location
- ✓ Self Contained Annexe
- ✓ Large Rear Garden
- ✓ Three Bedroom
- ✓ Separate Reception Rooms
- ✓ Double Glazed
- ✓ Gas Radiator Heating
- ✓ Off Road Parking
- ✓ Semi detached
- ✓ Bay Fronted

Property Overview

Jackson Grundy are delighted to bring to the market this unique four bedroom semi-detached house to include annexe facilities. The accommodation comprises entrance hall, lounge/diner, conservatory, breakfast room, kitchen and annexe attached to the property to include bathroom, utility room, lounge and bedroom. To the first floor are three bedrooms and a family bathroom. Outside there is parking for one vehicle, side access to the annexe and large garden to the rear. Please call Jackson Grundy Kingsthorpe on (01604) 722197 for more information and to book your viewing. EPC Rating: D. Council Tax Band: C

PORCH

Entry via timber glazed front door with stained lead glass by sides and above into hall.

HALLWAY

Radiator. Stairs rising to first floor landing. Picture rail. Stained exposed floorboards. Door to lounge, dining area and utility.

LOUNGE 3.30m x 4.00m (10'9" x 13'1")

Radiator. Exposed floorboards. Glazed door with window either side into conservatory. Double glazed doors into dining area. Coving to ceiling. Picture rail. Fireplace surround with inset wood burner installed circa 2017.

DINING AREA 3.80m x 3.60m (12'5" x 11'9")

uPVC double glazed bay window to front elevation. Coving to ceiling. Picture rail. Exposed stained floorboards. Decorative fireplace surround and alcove.

CONSERVATORY 3.30m x 3.10m (10'9" x 10'2")

uPVC double glazed door to rear garden. Double glazed timber surround.

BREAKFAST ROOM 2.80m x 2.10m (9'2" x 6'10")

uPVC double glazed window to rear elevation. Radiator. Lino floor. Half panelled walls. Fitted seating with storage underneath. Fitted cupboard.

LOBBY

uPVC semi glazed door to rear elevation. Radiator. Tiled flooring. Half panelled walls. Wall mounted Worcester boiler. Timber semi glazed door to side elevation.

KITCHEN 4.40m x 2.20m (14'5" x 7'2")

uPVC double glazed window to side elevations. Step into kitchen. Fitted with a range of base levelled units with tiled work surface over. Tall cupboard unit. Butcher sink with mixer tap over. Tiled splash backs. Space for fridge freezer under counter and gas range cooker. Spotlights.

ANNEXE

BATHROOM

Timber double glazed window to side elevation. Radiator. Comprising low flush WC, pedestal wash hand basin and corner bath with mixer tap over and shower attached. Half tiled walls. Tiled flooring.

KITCHEN/UTILITY ROOM 2.20m x 3.10m (7'2" x 10'2")

Timber double glazed window to side elevation. Radiator. Tiled flooring. Fitted with a range of wall mounted and base levelled shaker cupboards with solid wood surface over. Circular stainless steel wash hand basin with mixer tap over. Space for washing machine and dryer. Door to:

LOUNGE/DINING ROOM 2.70m x 3.10m (8'10" x 10'2")

Double glazed timber window to side elevation. Radiator. Coving. Carpeted. Door to:

BEDROOM/STUDY 3.10m x 3.10m (10'2" x 10'2")

Timber single glazed window to side elevation. Radiator. Timber double glazed double doors onto garden. Carpeted. Coving to ceiling.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Carpeted. Access to loft space. Doors to:

BEDROOM ONE 4.50m x 4.00m (14'9" x 13'1")

uPVC double glazed bay window to front elevation. Radiator. Picture rail. Coving to ceiling. Fitted wardrobes.

BEDROOM TWO 3.80m x 3.30m (12'5" x 10'9")

uPVC double glazed window to rear elevation. Radiator. Picture rail. Coving to ceiling. Feature decorative fireplace.

BEDROOM THREE 2.20m x 1.80m (7'2" x 5'10")

uPVC double glazed window to front elevation. Radiator. Picture rail.

BATHROOM

Obscure uPVC window to rear elevation. Chrome heated towel rail. Laminate flooring. Comprising panelled bath with mixer tap with shower attached, vanity unit sink with mixer tap over and low flush WC. Tiled bath surround.

OUTSIDE

FRONT GARDEN

Parking for one vehicle. Side access. Low level walland steps to front porch.

REAR GARDEN

Fully enclosed garden with side access. Enclosed by well established bushes. Patio area. Raised lawn area. Gravelled area. Various trees and shrubs. Large shed/workshop at the end of garden.

SHED/WORKSHOP

Light and power connected. Timber construction.

DRAFT DETAILS

At the time of print, these particulars are awaiting for Vendor(s) approval.

MATERIAL INFORMATION

Type - Semi Detached

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C

EPC Rating - D

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Central Heating, Gas Central Heating

Parking - Off-street

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

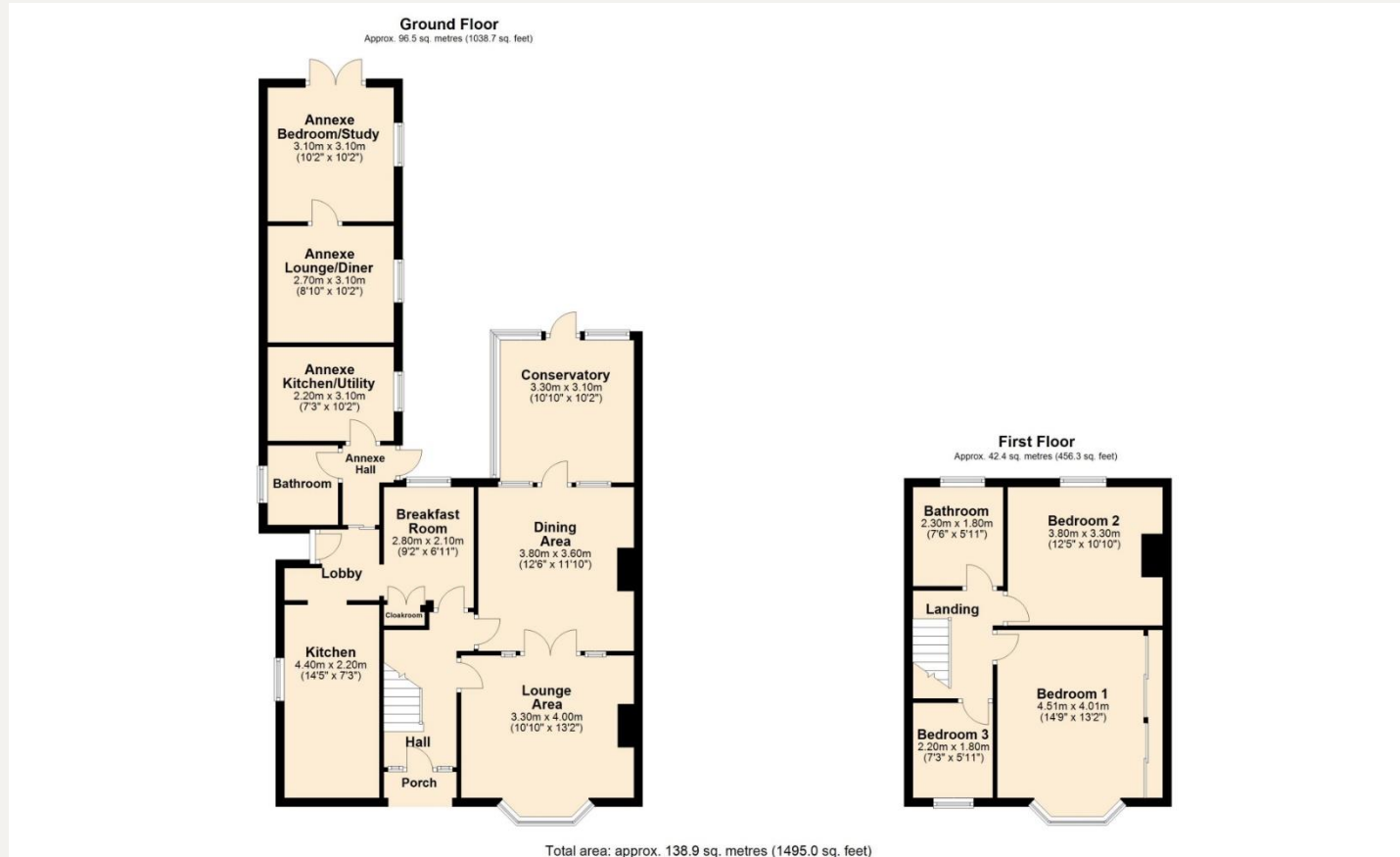
Restrictions - Ask Agent

Obligations - No restrictions, No private right of way, No Public right of way
Rights and Easements - Ask Agent

AGENTS NOTES

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





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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