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Bushland Road, The Headlands  
Northampton  
Northamptonshire, NN3 2NS  
**£280,000** Semi-Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111  
Email Us [abington@jacksongrundy.co.uk](mailto:abington@jacksongrundy.co.uk)



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A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED ON THE POPULAR BUSHLAND ROAD.

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**GROUND FLOOR**

- KITCHEN/DINING ROOM
- LOUNGE

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**FIRST FLOOR**

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM

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**OUTSIDE**

- DRIVEWAY
  - REAR GARDEN
  - DRAFT DETAILS
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## THE PROPERTY

A beautifully presented three bedroom semi-detached family home located on the popular Bushland Road. You enter via a useful porch and into a welcoming entrance hallway with stairs rising to the first floor and doors leading to the ground floor accommodation. To the front, there is a generous living room with a feature bay window, while to the rear you will find the impressive extended kitchen/dining room.

The kitchen offers integrated appliances, ample storage and a convenient breakfast bar, and is open plan to the extended dining area, which benefits from a stunning lantern skylight and French doors opening onto the rear garden. This space is ideal for both everyday family living and entertaining.

Upstairs, there are two double bedrooms, both with fitted wardrobes, with the master enjoying a bay window, along with a well proportioned single bedroom and a modern shower room.

Externally, the property features a well maintained rear garden, and off street parking is provided via a driveway for two vehicles. This home represents a fantastic opportunity to purchase an extended property that is ready for you to place your own personal stamp on. EPC Rating: TBC. Council Tax Band: C.








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## 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	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, Driveway
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

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## LOCATION

The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary education facilities within a 1 mile radius. Its location affords easy access to the majority of Northampton's main roads including A508, A43 and A45, the latter in turn leading to M1 J15 just 6 miles away. Public transport options are also well catered for via regular bus services to Northampton town centre where the railway station offers mainline services to London Euston and Birmingham New Street. Northampton itself also offers a further selection of retail, leisure and entertainment facilities, such as Royal & Derngate theatres and multi-screen cinema as well as medical and local authority provisions.

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## 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.

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## FLOORPLAN

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

