



**Nursery Close**  
West Haddon, Northampton

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

ESTATE AGENTS



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## Nursery Close

West Haddon, Northampton, NN6 7DJ

TOTAL AREA: APPROX. 59.64 SQ. METRES (642 SQ. FEET)

**A MODERN TWO BEDROOM SEMI DETACHED PROPERTY IN A QUIET CUL-DE-SAC JUST A SHORT WALK FROM THE VILLAGE SCHOOL AND OTHER AMENITIES.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- KITCHEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

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### OUTSIDE

- FRONT GARDEN
  - REAR GARDEN
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## THE PROPERTY

It has a hall with coat cupboard, cloakroom, lounge / dining room with doors to the garden and a large storage cupboard. The kitchen has a built in oven, hob and extractor plus space for a washing machine and fridge / freezer.

On the first floor the good size main bedroom has a built in cupboard and the second bedroom is also a double. The bathroom has a bath with shower over and a large heated towel rail.

Outside there is a driveway for two cars and a private rear garden.

The property has double glazing and radiator heating.

EPC Rating B. Council Tax Band C.





## 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 Guilsborough, 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 - 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

TOTAL AREA: APPROX. 59.64 SQ. METRES (642 SQ. FEET)





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