



Church Lane

East Haddon, Northampton

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



JACKSON
GRUNDY
ESTATE AGENTS

Church Lane

East Haddon, Northampton, NN6 8DB

TOTAL AREA: APPROX. 104.98 SQ. METRES (1130 SQ. FEET)

A WELL KEPT THREE BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN GARDEN, PARKING AND GARAGE. SITUATED IN THE UNDULATING NORTHAMPTONSHIRE COUNTRYSIDE, THIS EXCLUSIVE APARTMENT WITH ITS OWN ENTRANCE OFFERS QUALITY ACCOMMODATION AND IS AVAILABLE WITH NO ONWARD CHAIN.

GROUND FLOOR

- LOUNGE
- KITCHEN/DINING ROOM
- BEDROOM ONE
- ENSUITE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- GARDEN
 - ALLOCATED PARKING
-





THE PROPERTY

A well kept three bedroom ground floor apartment with its own garden, parking and garage. Situated in the undulating Northamptonshire countryside, this exclusive apartment with its own entrance offers quality accommodation and is available with no onward chain.

It has a good size hall with airing cupboard, lounge / dining room with double doors to the garden, kitchen/ breakfast room with granite work tops and built in appliances. The main bedroom has fitted wardrobes and drawers and there is a fully tiled en-suite shower room, there are two further bedrooms, one with built in and fitted wardrobes and a family bathroom.

Outside, the south westerly facing garden has a countryside view, there are three allocated parking spaces, further guest parking is available.

The property has radiator heating, uPVC double glazing and is offered for sale with no onward chain.

EPC Rating C. Council Tax Band B.

LEASEHOLD INFORMATION

We have been advised of the following: -

Service Charge - £386.50 every 6 months.

Review Date - TBC

Length of Lease: 125 years from 2007.

This information would need to be verified by your chosen legal representative.





LOCATION

East Haddon is a small village, 8 miles from Northampton, with a thriving community spirit and a variety of clubs and societies. It has a pub/hotel, The Red Lion, incorporating The Shires Cookery School which offers an extensive range of specialist classes, a church, chapel, village hall and primary school which feeds into Guilsborough Secondary School less than 4 miles away. Featured on BBC Gardeners World, Haddonstone's acclaimed show gardens are also located here in the village within Manor House gardens. The nearby villages of The Bringtons, Ravensthorpe, Spratton and Long Buckby, all of which are positioned within a 3 mile radius, provide further local amenities with the latter also having a mainline rail service to London Euston and Birmingham New Street. Access to M1 motorway Junction 18 and A5 Watling Street can be gained less than 7 miles away via the A428 Northampton to Rugby road which runs just south west of East Haddon.



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. 104.98 SQ. METRES (1130 SQ. FEET)





☎ 01604 624900

✉ thevillageagency@jacksongrundy.co.uk

🌐 www.jackson-grundy.com

📘 @jacksongrundyestateagents

