



13 JENKINSON ROAD

Towcester, NN12 6AN



DAVID COSBY
ESTATE AGENTS



13 Jenkinson Rd

Towcester NN12 6AN

Features

- Available with no onward chain
- Sought after location
- 3 bedrooms
- Close to Towcester town centre
- Open plan kitchen / diner
- Potential to extend subject to Statutory Approvals
- Separate brick garage with workshop area
- Off road parking for several cars

Description

13 Jenkinson Road is a 3-bedroom, semi-detached property occupying a corner plot on the edge of the historic market town of Towcester. The property benefits from a sunny south facing position with wrap-around enclosed gardens and a good-sized brick-built garage with additional off-road parking for several vehicles. The property also offers the potential for extension and improvement subject to Statutory Approvals.



Located within walking distance of the popular Sponne School which has an 'Outstanding' Ofsted report, the property is also close to the vibrant Watling Street where a wide range of independent boutique shops, cafes and restaurants can be found. There are also larger supermarkets such as Waitrose, a post office and even a monthly farmers market.

The Property

Entrance Hall

The entrance hall is accessed via a recessed porch to the front elevation with brick and tiled step and four panel door with full height double glazed side-panel providing good natural lighting. Floors are finished with cut pile carpet which continues up the straight flight of timber stairs to the first-floor accommodation. Walls are neutrally decorated, and part-glazed panelled doors lead to the front sitting room and kitchen / dining room.

Sitting Room

A good-sized space with natural lighting from a 3-unit double glazed window overlooking the front garden. Floors are finished with cut-pile carpet and walls are neutrally decorated. There is a classically styled feature fireplace with flame effect electric fan fire.

Kitchen / Dining Room

A large dual-aspect space with part-glazed panelled door opening to the side garden and natural lighting from a 2-unit window overlooking the rear garden. Floors are finished with slate effect acrylic tiles and there is a useful understair cupboard providing storage space. The kitchen is fitted with a range of modern base and wall units with electric over and 4-burner hob with extractor hood and light over. Walls are neutrally decorated with ceramic tiles above the base units. There is a large area to rear right-hand side providing space for dining table and chairs. French doors open to the rear garden room.

Garden Room

The rear garden room is of facing brick construction beneath a mono-pitch roof. The rear elevation has a full-height window overlooking the rear garden and there is a large pantry area which currently houses the washing machine and tumble dryer. A part glazed door opens onto the patio area with steps leading down to the side and rear gardens.

First Floor Landing

The first floor landing is a bright and spacious area with good natural lighting from a large casement window overlooking the side aspect. Floors are finished with cut pile carpet and walls are neutrally decorated. There is a large, hinged ceiling hatch providing access to the roof void. Painted flush timber doors lead to the main bedrooms and family bathroom. There is a large airing cupboard which houses the combination boiler and solar panel controls.



Bedroom 1

Bedroom one is a good-sized double room with a 3-unit window which overlooks the rear garden.

Bedroom 2

Bedroom 2 is another good size double room and benefits from a large built-in storage cupboard. 3-unit window overlooks the front aspect.

Bedroom 3

Bedroom 3 is a single bedroom which is currently used as a Home Office. A 2-unit window provides natural lighting and overlooks the front aspect.

Shower Room

The Shower Room is located to the rear left hand side of the property and has a frosted casement window providing natural lighting and ventilation. The three-piece suite comprises quadrant shower with glazed screen, close-coupled WC, and wash hand basin set within a vanity unit. Walls are finished with full height ceramic tiles and floors comprise painted timber floorboards.



Outside Areas

Front Garden

The property is set well back from Jenkinson Road and has a good sized enclosed front garden which is mainly laid to lawn with a concrete pathway leading to the recessed front entrance porch. There is a gravel area to the left hand side and a close-board timber fence with gate providing access to the side and rear gardens.

A low-level brick boundary wall has been formed which extends around the full perimeter of the wrap around gardens. Established, well-tended hedgerows provide privacy.

Side Garden

A further good-sized lawned area with well-tended high hedgerow providing privacy and a timber trellis fence separating the garden from a raised patio area with access to the kitchen and rear garden room.

Rear Garden

Steps from the patio area lead down to the rear garden which, again, is mainly laid to lawn with perimeter paths and planted borders. A close-boarded timber fence with gate provides access to a large gravelled area providing off-road parking for several cars. A concrete drive leads to the separate brick-built garage.

Garage

There is a large separate brick-built garage accessed via the concrete driveway and with aluminium up and over vehicular door and separate pedestrian access from the rear garden. The garage has space for a single car and a good-sized workshop to the rear. Power and lighting have been provided and there is good natural lighting from two large, double-glazed windows overlooking the rear garden.

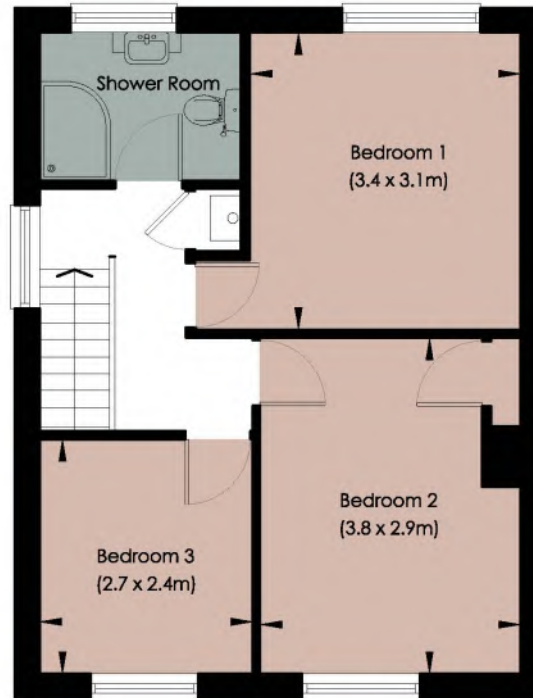


Jenkinson Road, Northampton, NN12 6AN

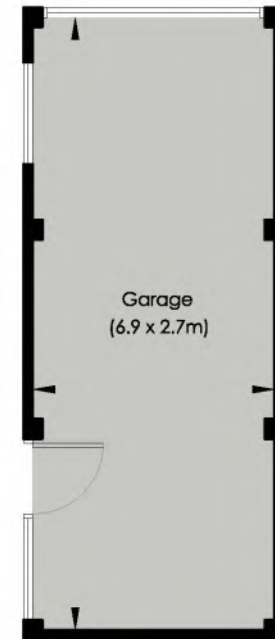
Approximate GIA (Gross Internal Floor Area) Excluding Garage = 86 sqm



Ground Floor = 47 sqm



Ground Floor = 39 sqm



Garage = 19 sqm

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



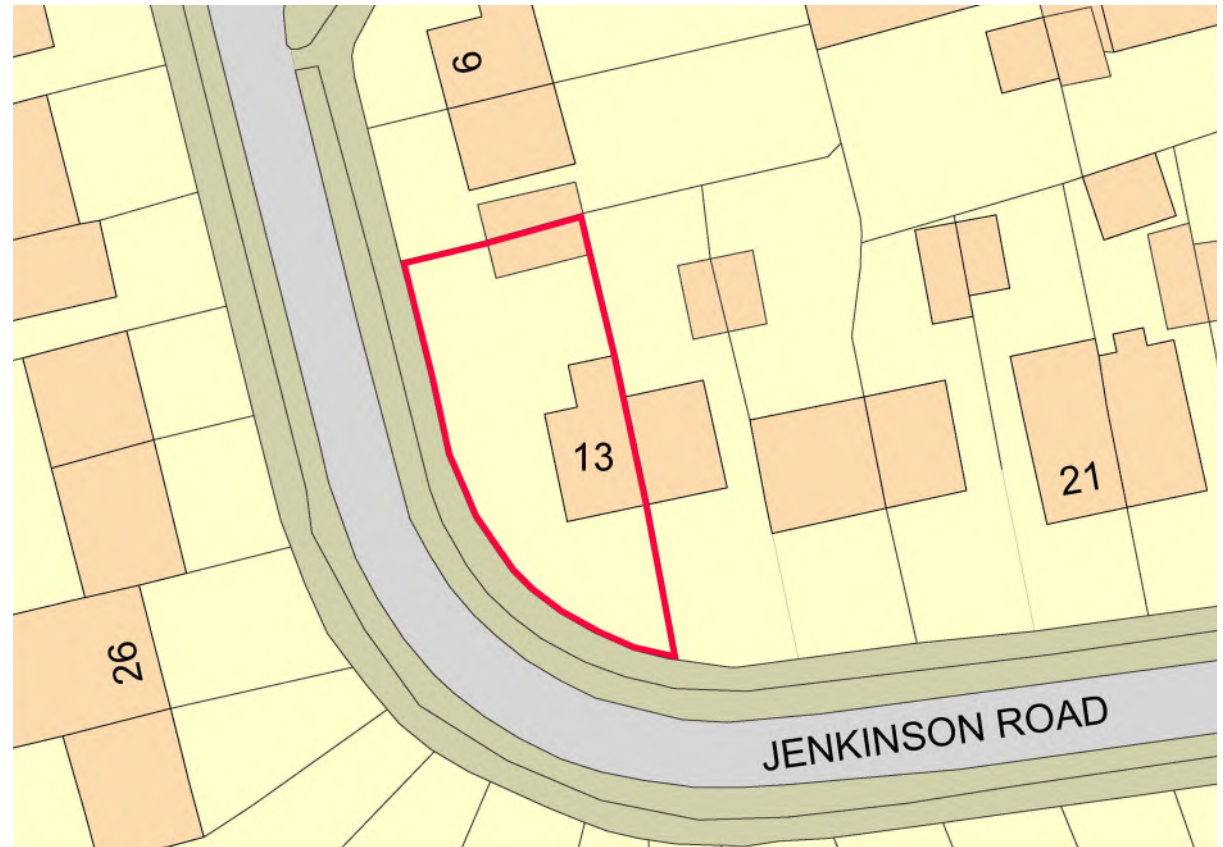
Location

This three-bedroom home occupies a corner plot in the historic market town of Towcester. Located within walking distance of the popular Sponne School which has an 'Outstanding' Ofsted report, the property is also close to the vibrant Watling Street where a wide range of independent boutique shops, cafes and restaurants can be found. There are also larger supermarkets such as Waitrose, a post office and even a monthly farmers market.

Towcester, originally known as Lactodorum, is the oldest town in the County where Romans would have once marched along Watling Street. With literary fame from the Saracens Head of Dickens's Pickwick Papers, ancient monuments such as Bury Mount Motte, and many fine buildings including the 15th century Chantry House, Towcester has a wealth of history.

With the impressive regeneration project nearing completion this Roman market town boasts modern facilities in an historic setting all with the delightful River Tove meandering close by.

Towcester is conveniently situated just a 20-minute drive from Milton Keynes offering further shops and restaurants as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston.



Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Electricity, Gas, and Solar

Council Tax: Band C **EPC:** Rating TBC

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

David Cosby | Maidford Road | Farthingstone

Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk

