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Raynsford Road, Northampton, Northamptonshire, NN5 7HP

£385,000 Cottage

4 2 3



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton
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Property Summary

DALLINGTON VILLAGE. Jackson Grundy are delighted to offer to the market this much improved stone cottage in the desirable old village of Dallington. The Old Bakehouse has plenty of character

Features & Utilities

- ✓ Dallington Village Location
- ✓ Character Stone Property
- ✓ Four Bedrooms (Principle Ensuite)
- ✓ Three Reception Rooms
- ✓ Private Low Maintenance Garden
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ Viewing Recommended

Property Overview

DALLINGTON VILLAGE. Jackson Grundy are delighted to offer to the market this much improved stone cottage in the desirable old village of Dallington. The Old Bakehouse has plenty of character and offers an inner entrance porch, split-level living accommodation of sitting room and dining room with feature centre fireplace and multi-fuel stove, kitchen/breakfast, family room with French doors to garden. Upstairs is a large main bedroom with fitted cupboards and an en-suite shower room in addition to three further bedrooms and a bathroom. Outside low maintenance, two tier gardens lie to rear with an excellent degree of privacy. Further benefits include gas central heating to radiators and uPVC double-glazing. We highly recommend a viewing.
EPC: D. Council Tax Band: F.

ENTRANCE HALL

Gained via wooden front door, latch key door to lounge, leaded light window overlooking the lounge.

LOUNGE 5.44m max x 2.95m max (17'10 max x 9'8 max)

Double glazed window to front elevation with window seat. Television point. Karndean flooring. Radiator. Exposed ceiling joist. Feature central stone inglenook fireplace with feature multi fuel burner and tiled hearth, thermostat. Latch key doors to rooms. Access to either side of the fireplace. Leading to the dining room. Double glazed, double doors to rear garden.

DINING ROOM 5.46m max x 2.67m max (17'11 max x 8'9 max)

Double glazed window to front elevation, with window seat. Exposed brick wall. Karndean flooring.

FAMILY ROOM 2.87m x 3.02m (9'5 x 9'11)

Double glazed window to side elevation. Radiator. Exposed brick wall. Tiled floor. Television point. Double glazed window to rear elevation. Double glazed, double doors to rear garden.

KITCHEN/BREAKFAST ROOM 5.46m x 3.28m max (17'11 x 10'9 max)

Double glazed window to front elevation. Stable door to rear garden. Window to rear elevation. Wall and base units with granite work surfaces over. Tiling to splash backs. Fitted stainless steel four ring gas hob

with oven below and extractor hood over. Pelmet lighting. Corner display shelving. Space for white goods. Radiator. Pantry. Spotlight lighting.

FIRST FLOOR LANDING

Latch key doors to rooms. Spotlights. Access to loft space. Exposed feature stone wall.

BEDROOM ONE 3.68m x 3.28m (12'1 x 10'9)

Two double glazed windows to front elevation. Radiator. Exposed beam. Fitted triple wardrobes and overhead cupboards. Latch key door to en-suite.

EN-SUITE

Two frosted double glazed windows to rear elevation. Suite comprising low level WC, pedestal wash hand basin and shower cubicle with shower attachment over. Tiling to splash back areas. Shaver point.

Access to loft space. Exposed stripped floorboards. Dado rail. Heated towel rail. Spotlights.

BEDROOM TWO 3.45m x 3.05m (11'4 x 10'0)

Double glazed window to front elevation. Radiator. Fitted bedside cupboards.

BEDROOM THREE 2.87m x 2.46m (9'5 x 8'1)

Double glazed window to front elevation. Radiator. Feature cast fireplace with wooden surround.

BEDROOM FOUR 2.77m x 1.93m (9'1 x 6'4)

Double glazed window to rear elevation. Radiator. BATHROOM 2.06m x 2.24m (6'9 x 7'4)

Frosted double glazed window to rear elevation. Suite comprising low level WC, wash hand basin with cupboard below and corner panelled bath with mixer tap over. Tiling to splash back areas. Heated towel rail. Spotlights. Exposed stripped floorboards. Exposed feature beam. Dado rail.

OUTSIDE

Gorgeous cottage garden in two levels. The lower tier is laid to slate with steps up through retaining wall to full width timber decked seating area with glass balustrade and raised planters. A good degree of privacy. Timber store and wood store.

REAR GARDEN

The garden is beautifully enclosed by stone walls and offers a patio with stairs rising to a generous decked area. The garden also offers a shed of timber construction, raised bedding areas and a wall mounted water feature.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

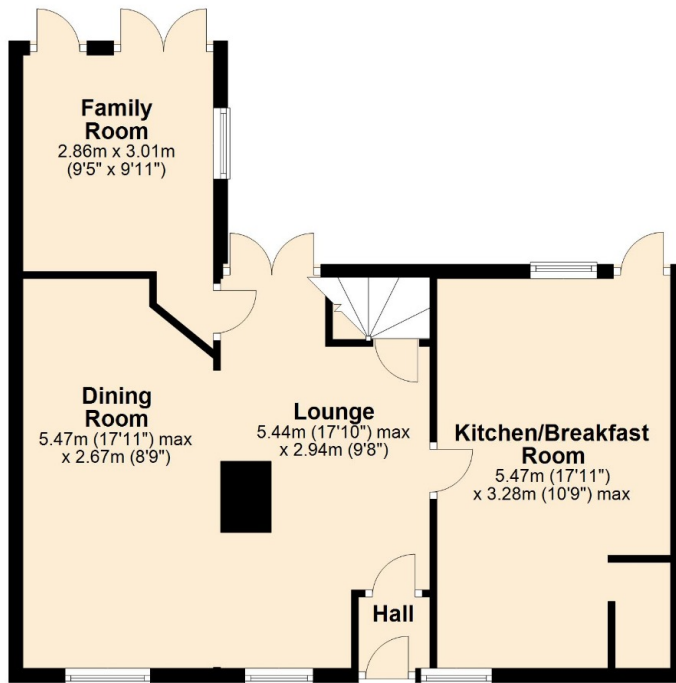
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as

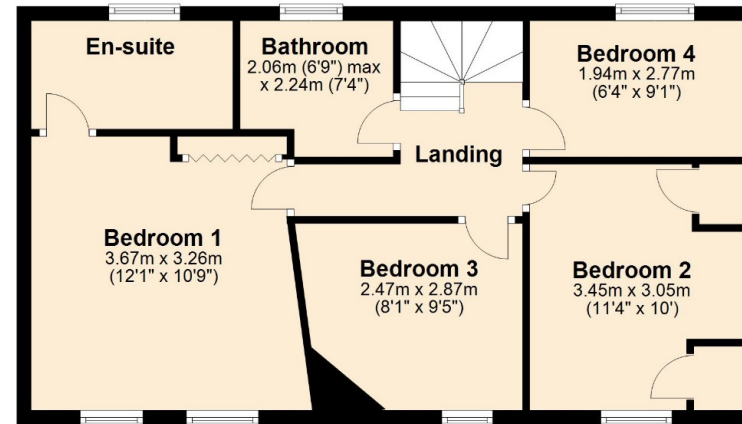
statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

Floorplan

Ground Floor



First Floor





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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