Plot 11,
Bradbery Grove, Syresham
Northamptonshire NN13 5HL
**Plot 11**
**Bradbery Grove**
**Syresham**
**Northamptonshire**

- Francis Jackson Homes
- 1712 Square Feet
- 4 Bedrooms
- 3 Bath/shower rooms
- Kitchen/Dining Room
- Utility Room
- Family Room/Study
- Lounge with Woodburner
- Double Garage
- Predicted Energy Assessment Rating B

**Plots Freehold**

Plot 11 Bradbery Grove is a large, individual four bedroom stone built new home with a large kitchen/breakfast room, dining and family room/study, two en suites and double garage. This quality Francis Jackson home has rural views to the rear, turfed gardens, 1712 square feet of accommodation and should be ready for occupation from December - February 2020. A show home of similar house type is available to view by appointment.

**Local Authority:** South Northamptonshire Council 01327 322322

**Council Tax Band:** This property is currently in band TBA

Services connected: Mains electricity, water and drainage are connected. Heating is air source heat pump, underfloor to ground floor and radiators to first floor.

**Viewings by prior appointment through Macintys 01280 701001**
Syresham lies just North of the A43 between Brackley (5 miles) and Silverstone, which allows easy access to both the M1 and M40. Nearest stations for trains to London are Banbury and Milton Keynes. Syresham has a village pub, the Kings Head, a sub post office, primary school, church and chapel. It has a thriving social life, with a Sports and Social Club (football field and cricket pitch) and several local societies. The village has a great sense of community, events include its annual Scarecrow Festival which takes place in June and is always well attended. Syresham has won the award for best small Northamptonshire village several times and as recently as 2017.

ABOUT FRANCIS JACKSON HOMES
Francis Jackson Homes is a family owned housebuilding company specialising in well built homes across the South Midlands and has established a reputation as one of the very best house builders in the region with attention to detail and quality of finish second to none. Their aim is to offer customers as much choice and input into their new home where possible, subject to the stage of construction. This flexibility is rarely available when buying a new home and sets them apart from other house builders. They are committed not only to building the best quality homes but also ensuring after sales service is of the highest quality. They are proud to have many of their purchasers return to buy a second and in a few cases a third home from them over the years, which is a great endorsement of the quality of their homes. Francis Jackson Homes are delighted to have recently won a number of prestigious national building awards including the Sunday Times Build Quality Award and the LABC Warranty Developer of the Year and have been nominated for an LABC Warranty award, The Bricks, for this site which is a national award for build quality.

SPECIFICATION
Francis Jackson Homes pride themselves in an exceptionally high quality standard finish and specification. All items listed below are included in their standard specification:
* Symphony kitchen units with granite or quartz worktops and upstand
* Laminate worktop with splash back with splashback tiling to the utility room
* Integrated Neff kitchen appliances
* Sanitary ware form either Ideal Standard, Scottini or Concept
* Porcelanosa ceramic wall and floor tiles to WC, kitchen, utility, bathrooms and en-suites
* Heated chrome towel rails to bathrooms and en-suites
* Coving to living room, dining room, study, hall, stairs and landing
* Underfloor heating to ground floor and radiator to first floor
* Air source heat pump heating system
* Woodburner in living room
* Alarm to house and garage
* Outside tap and electric point
* Turf to front and rear gardens

RESERVATIONS
On reservation, a fee of £1000.00 will need to be paid to Francis Jackson Homes, £500 of which is non-refundable.

IMAGES
Please note some images may be computer generate images and others could be from previous developments.

MONEY LAUNDERING REGULATIONS
At offer agreed stage Macintyers will need to confirm the buyer's ID and will require full names, dates of birth and address details to complete this process prior to a sales memo being issued.

HIGH SPEED RAIL 2 (HS2)
For details on the proposed route of HS2 through North Bucks and South Northants please visit: www.gov.uk/government/publications/hs2-revised-line-of-route-maps
Referral Fees are paid to Macintyers by the following:

- If we refer your business to Spratt Endicott or Gilroy Steel Solicitors, a referral fee of £75 is paid upon completion.
- If we refer your business to Higham Critchley Barrows or McRobie Adams Mortgage Advisors a referral fee, averaging £150, received in respect of a mortgage generated is paid to Macintyers Ltd.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

IMPORTANT NOTICE:
Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the buyer is advised to undertake their own tests or get verification from their solicitor prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.