

**3 Peace Hill
Bugbrooke
NORTHAMPTON
NN7 3RD**

Offers Over £270,000



- **LINK DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **DOUBLE GLAZING**
- **CAMPION SCHOOL CATCHMENT**

- **CUL-DE-SAC LOCATION**
- **NO ONWARD CHAIN**
- **CONSERVATORY**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Set in a cul-de-sac location on the edge of this popular village and within the Campion School catchment, this family home is offered with no onward chain. The accommodation comprises of an entrance hall, cloakroom, kitchen, lounge/diner and a conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. Outside there is a small enclosed rear garden. Further benefits include double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Enter via double glazed door, spacious entrance hall with opening to lounge, door to rear garden.

Lounge

13'5" x 17'7" (4.11 x 5.37)

Sliding patio doors leading to conservatory, window to side aspect, stairs rising to first floor, doors to cloakroom and kitchen.

Cloakroom

Refitted with a two piece suite comprising low level W/C, pedestal sink, tiled splash backs, obscured window to side aspect.

Kitchen

12'7" x 13'4" (3.86 x 4.08)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, space for range cooker with extractor hood over, fitted electric hob, space and plumbing for washing machine, space for fridge/freezer, two windows to front aspect, tiled splashbacks.

Conservatory

7'5" x 14'9" (2.28 x 4.5)

Double glazed conservatory with windows to all aspects, two sets of French doors to side and rear.

First Floor

Landing

Built in storage cupboard, built in airing cupboard, loft access, doors to all rooms.

Bedroom One

13'5" x 9'0" (4.11 x 2.76)

Dual aspect windows to front and rear, storage cupboard.

Bedroom Two

9'6" x 10'0" (2.9 x 3.07)

Window to front aspect, built in storage cupboard.

Bedroom Three

8'3" x 10'5" (2.52 x 3.2)

Built in storage cupboard, window to rear aspect.

Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal sink, panel bath with fitted shower over, obscured window to front aspect, tiled splash backs.

Externally

Front Garden

Laid mainly to lawn with path leading to front door.

Rear Garden

Enclosed rear garden, hard standing for shed, patio area, established plants and shrubs.

Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: B





GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



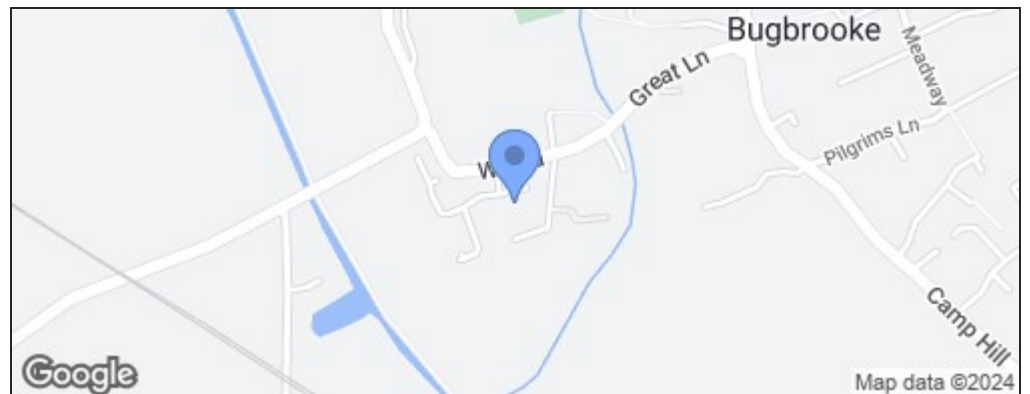
1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.