

**6 Muddiman Close  
Long Buckby  
NORTHAMPTON  
NN6 7WZ**

**£1,725 Per Month**



- AVAILABLE OCTOBER
- FOUR BEDROOM AND ENSUITE
- KITCHEN/ BREAKFAST ROOM
- CLOSE TO RAILWAY STATION
- COUNCIL TAX BAND: C

- EXECUTIVE DETACHED HOME
- LARGE LOUNGE
- DOUBLE GARAGE
- ENERGY EFFICIENCY RATING: B
- PETS CONSIDERED

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**\*\*Available October\*\*** Pets considered at this attractive family home located on the edge of Long Buckby and within easy walking distance of the railway station (Euston in under an hour). The property offers generous living accommodation to include a large lounge with separate dining room, kitchen/breakfast room, study, utility room and cloakroom. To the first floor are four bedrooms with an ensuite in addition to the family bathroom. The home sits on a generous plot with a larger than average rear garden and double width garage. **\*\*Unfurnished, pets considered\*\***

## **Ground Floor**

### **Entrance Hall**

Entry through partly glazed door, window to side elevation, stairs rising to first floor with under stairs storage cupboard, radiator.

### **Cloakroom**

Corner wash hand basin with tiled splash back, close coupled W/C, radiator.

### **Lounge**

19'8" x 11'1" max (6.00 x 3.40 max)

Two radiators, window to side elevation, bay window to front elevation, double door through to dining room.

### **Dining Room**

11'1" x 8'6" (3.40 x 2.60)

Radiator, French doors to rear garden.

### **Study**

7'6" x 6'3" (2.30 x 1.92)

Radiator, window to front elevation.

### **Kitchen/Breakfast Room**

17'4" x 8'6" (5.30 x 2.60)

Fitted in casement light grey base and wall mounted cupboards with square edge onyx effect work surface space, inset one and a half bowl sink unit, fitted range cooker with gas top and electric oven, stainless steel extractor fan over, integrated dishwasher, integrated fridge/freezer, tiled floor, radiator, window and French doors to rear elevation.

### **Utility Room**

7'6" x 5'2" (2.30 x 1.60)

Cupboards matching kitchen, square edge work surface space, single drainer stainless steel sink unit, integrated washing machine, cupboard housing gas fired central heating boiler, tiled floor, radiator, partly glazed door to side elevation.

## **First Floor**

### **Landing**

Access to loft area, radiator, cupboard with hot water cylinder.

### **Bedroom One**

17'10" x 11'1" (5.45 x 3.40)

Radiator, windows to side and front elevations.

### **En Suite Shower Room**

Three piece suite comprising of large shower cubicle, inset wash hand basin with vanity cupboard beneath, tiling to splash areas, electric shaver point, close coupled W/C, heated chrome towel rail, frosted window to front elevation.

### **Bedroom Two**

10'11" x 9'10" (3.35 x 3.00)

Radiator, window to front aspect.

### **Bedroom Three**

9'10" x 9'10" (3.00 x 3.00)

Radiator, window over looking rear garden.

### **Bedroom Four**

11'0" x 8'6" max (3.37 x 2.60 max)

Radiator, window to rear elevation.

### **Bathroom**

Three piece white suite of panel bath with shower over and screen, pedestal wash hand basin, close coupled W/C, full height tiling to bath and shower area, heated chrome towel rail, electric shaver point, frosted window to rear elevation.

### **Externally**

#### **Front Garden**

Good sized open plan front garden which has been laid to lawn with dwarf hedgerow. Pathway leading to front door and gated access to rear garden. Double driveway giving off road parking for two vehicles and leading to double detached garage.

#### **Double Garage**

11'9" x 19'8" (3.60 x 6.00)

Twin metal up and over door, power and light connected, eve storage space, personal access door to side elevation.

#### **Rear Garden**

Paved patio area on to split level lawn. The rear garden is larger then average and is fully enclosed by a mix of timber panel fencing and brick retaining walls, outside cold water tap, gated side access.

### **Agents Notes**

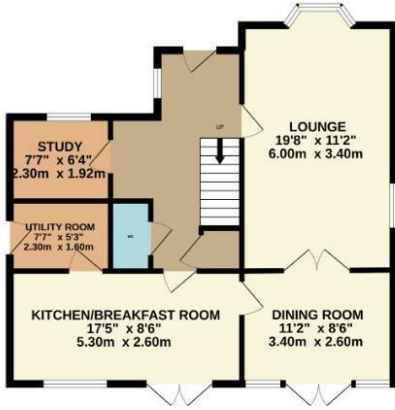
Local Authority: West Northamptonshire Daventry Area

Council Tax Band: E

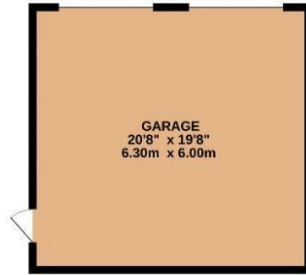
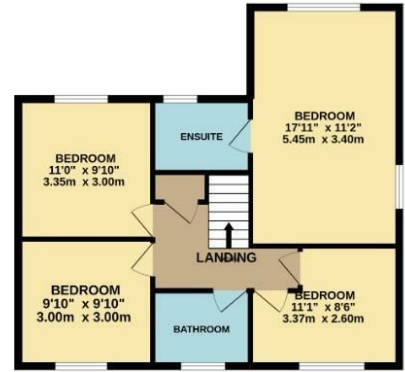




GROUND FLOOR

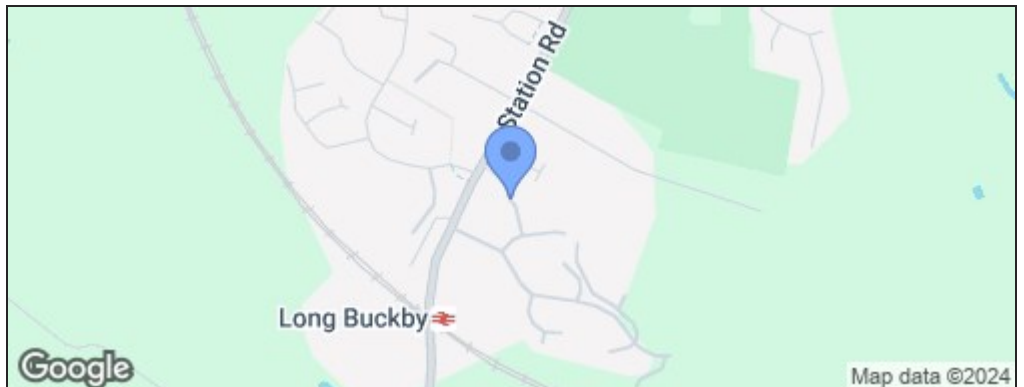


1ST FLOOR



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	
	Potential
Very energy efficient - lower running costs	94
(92 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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