

**7 Ruston Close
Long Buckby
NORTHAMPTON
NN6 7YB**

Guide Price £325,000



- **DETACHED JELSON HOME**
- **OVERLOOKING GREEN SPACE TO FRONT**
- **TWO BATHROOMS**
- **IMMACULATE CONDITION**
- **QUIET CUL-DE-SAC LOCATION**

- **ELEVATED DOMINANT POSITION**
- **THREE BEDROOMS**
- **IMPRESSIVE ENTRANCE HALL**
- **MULTIPLE OFF ROAD PARKING SPACES**
- **ENERGY PERFORMANCE RATING B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the tranquil cul-de-sac of Ruston Close, Long Buckby, this immaculate three-bedroom detached house, built in 2022 by Jelson Homes, offers a perfect blend of modern living and convenience. Spanning an impressive 936 square feet, the property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The home features three well-proportioned bedrooms, providing ample space for family living or guests. With two contemporary bathrooms, morning routines are made effortless, ensuring comfort for all residents. The elevated position of the property enhances its appeal, offering delightful views of the open green space to the front and surrounding area.

One of the standout features of this home is the generous parking capacity, accommodating up to five vehicles, which is a rare find in such a desirable location. The property is situated approximately five minutes walking distance of Long Buckby station, making it an ideal choice for commuters seeking easy access to nearby towns and cities.

In addition to its excellent transport links, the area boasts a variety of local facilities, ensuring that all your daily needs are met within close proximity. This modern home is perfect for those seeking a peaceful lifestyle without sacrificing convenience. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this stunning house your new home.

Ground Floor

Entrance Hall

Enter via composite door with obscure inset windows, Amtico herringbone flooring, stairs to first floor landing, ceiling spots lights, under stairs storage cupboard, radiator, doors to;

Downstairs Cloakroom

Obscure UPVC double glazed window to side aspect, pedestal wash hand basin with close coupled low level W/C, radiator.

Kitchen

10'9" x 8'5" (3.30 x 2.57)

UPVC double glazed window to front aspect, modern wall and base mounted units with drawers incorporating soft touch closure and clever storage features, roll top work surfaces, tiled splash backs, integrated AEG double oven, AEG gas hob with AEG extractor hood over, integrated dishwasher, integrated fridge freezer, space/plumbing for washing machine, one and a half bowl stainless steel sink with drainer and mixer tap over, ceiling extractor fan, tiled flooring.

Lounge/Diner

16'0" x 13'6" (4.88 x 4.13)

UPVC double glazed window to rear aspect, UPVC double glazed French doors into rear garden, TV point, telephone point, two radiators.

First Floor

First Floor Landing

Envirovent air filtration unit, loft hatch entrance leading to part boarded loft with drop down ladders, storage cupboard, ceiling extractor fan, doors to;

Bedroom One

13'2" x 9'3" (4.03 x 2.82)

UPVC double glazed window to rear aspect, TV point, telephone point, radiator, door to en-suite;

En-Suite To Bedroom One

9'3" x 3'11" (2.83 x 1.20)

Double shower tiled flooring to ceiling, pedestal wash hand basin with close coupled low level W/C, tiled splash backs, electric shaving point, ceiling spot lights, Envirovent air filtration unit, chrome wall mounted heated towel rail.

Bedroom Two

11'2" x 8'10" (3.41 x 2.71)

UPVC double glazed window to front aspect, radiator.

Bedroom Three

9'10" x 6'4" (3.00 x 1.94)

UPVC double glazed window to rear aspect, radiator.

Family Bathroom

6'7" x 6'4" (2.03 x 1.94)

Obscure UPVC double glazed window to front aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin with close coupled low level W/C, tiled splash backs, ceiling spot lights, electric shaving point, chrome wall mounted heated towel rail.

Front Garden

Storm porch, laid to lawn, established plants and shrubs, feature gabion stone wall, off road parking for multiple vehicles.

Rear Garden

Private rear garden offering spacious laid to lawn, patio area, three young trees, feature gabion stone wall, wooden side gate to off road parking, side storage area, fully surrounded by wooden panel fencing.

Long Buckby

Long Buckby is a hill top village, located around 4.5 miles (7.2 km) north-east of the town of Daventry, and roughly midway between Northampton and Rugby, with each being around 9 miles (14 km) to the south-east and north-west respectively. Offering traditional bespoke village shops and amenities, alongside some traditional pubs and restaurants. In the direct vicinity the property offers pocket parks, sports clubs, a library, along with an infants' school, a junior school, and the catchment area for Guilsborough Academy, known for its outstanding education. Commuting is convenient with Long Buckby Station offering direct services to Rugby, Birmingham, Milton Keynes, and London Euston. Access to the A5, A45, and M1 and M6 are also within close reach.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: D

Energy Efficiency Rating: B

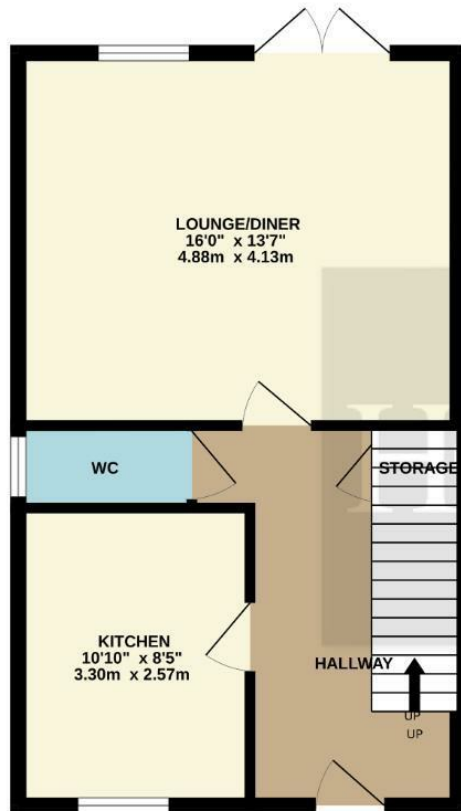
The annual property management bill is charged half yearly at £134.33 (£268.66 per year)

NHBC Warranty Valid for a further 7.5 years.

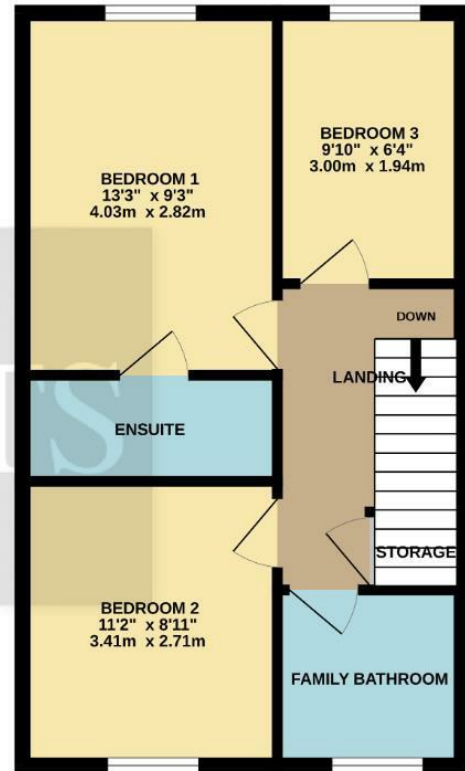




GROUND FLOOR



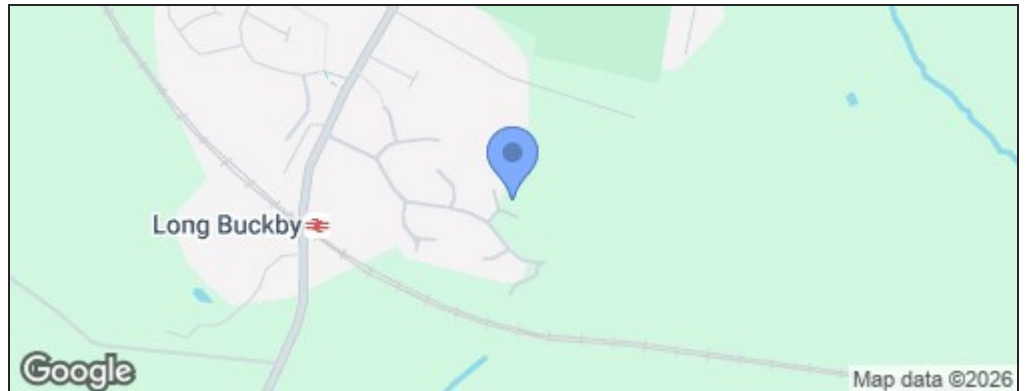
1ST FLOOR



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

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.