

**1 Grants Orchard  
Bugbrooke  
NORTHAMPTON  
NN7 3RL**

**£279,750**



- SEMI DETACHED HOME
- PARKING TO REAR FOR TWO CARS
- LOUNGE / DINER
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- LOCAL SCHOOLS & AMENITIES

- TWO DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- ENERGY RATING: C

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Located in a sought-after village, this beautifully presented home offers comfortable and well-designed living space. The ground floor features an entrance hall, a convenient downstairs cloakroom, a spacious lounge/diner, and a modern fitted kitchen with integrated appliances. Upstairs, there are two generously sized double bedrooms and a family bathroom. Outside, the property boasts a low-maintenance front garden, a private and enclosed rear garden, and allocated parking for two vehicles. Additional benefits include double glazing throughout and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, doors to cloakroom and lounge/diner.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, mounted sink.

### **Lounge/Diner**

19'0" x 11'6" (5.81 x 3.52)

Window to front aspect, French doors leading to rear garden, stairs rising to first floor, understairs storage cupboard, open plan to kitchen.

### **Kitchen**

6'8" x 11'2" (2.05 x 3.42)

Refitted with a range of wall and base level units with work surface over, stainless steel sink and drainer with mixer tap over, fitted gas hob with extractor hood over, fitted electric oven, built in dishwasher, washing machine and fridge/freezer, window to rear aspect, glass double glazed door leading to rear garden.

## **First Floor**

### **Landing**

Storage cupboard, doors to all rooms.

### **Bedroom One**

12'8" x 9'0" (3.88 x 2.76)

Fully fitted wardrobes, window to front aspect.

### **Bedroom Two**

9'9" x 7'8" (2.99 x 2.36)

Window to rear aspect.

### **Bathroom**

Refitted with a three piece suite comprising low level W/C, vanity unit with inset sink with mixer tap over, panelled bath with shower over, full height tiled splash backs, tiled flooring, obscure window to rear aspect.

## **Externally**

### **Front Garden**

Small courtyard front garden, enclosed by stone wall, gated access to front door.

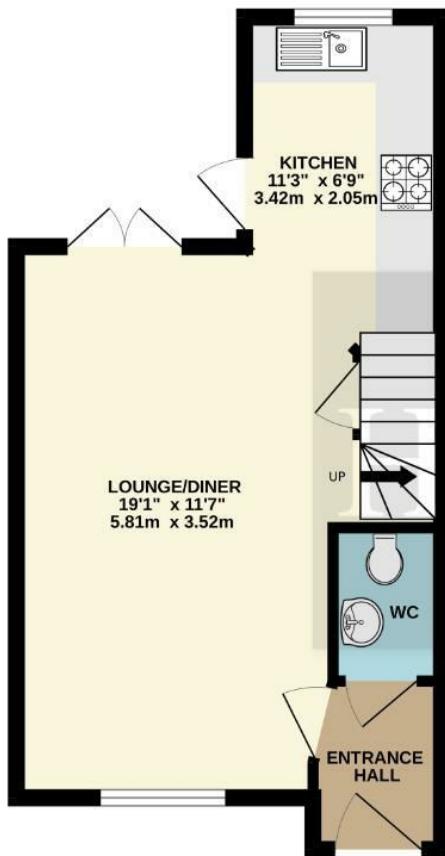
### **Rear Garden**

Laid to patio and lawn, various established plants and shrubs, gated rear access leading to parking area, enclosed by brick wall and timber fencing.



GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

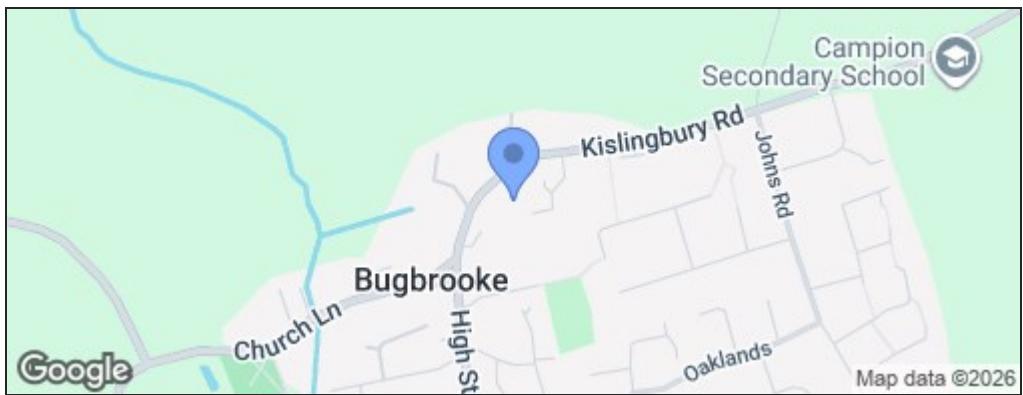
1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 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 spelling or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.