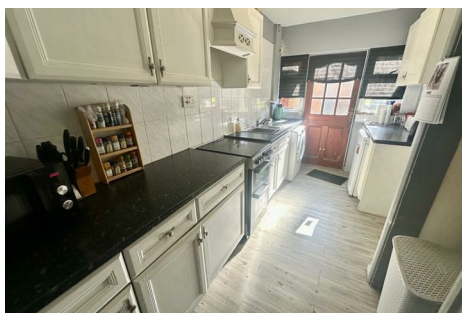


**19 Bucknills Lane  
Crick  
NORTHAMPTON  
NN6 7SX**

**Guide Price £290,000**



- **FOUR BEDROOM TERRACED**
- **LOUNGE WITH OPEN FIRE**
- **CONSERVATORY**
- **ENSUITE TO MASTER**
- **FRONT AND REAR GARDENS**

- **OUTSIDE HOME OFFICE WITH SHOWER ROOM**
- **SEPARATE DINING ROOM**
- **FITTED KITCHEN**
- **FITTED UPSTAIRS BATHROOM**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A four bedroom mid terraced home situated in the popular village of Crick. In brief the accommodation comprises; entrance hall, lounge, separate dining room, conservatory and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor there is a further bedroom with ensuite shower room. Externally there is an enclosed rear garden with an office/study with its own ensuite shower room. This property additionally benefits from upvc double glazing and oil central heating. The village has a great community feel and amenities including a primary school, Post Office, general stores and a Co-op. The property is also in the catchment area for Guilsborough Academy There are also three pubs, a working men's club and a canal side restaurant. Commuters can easily access junction 18 of the M1 or London by train from Long Buckby.

### **Accommodation Comprises**

Entry via hardwood door into:

#### **Hallway**

Stairs rising to first floor landing. Radiator. Understairs storage. Electric meter and fuse box. Door to:

#### **Lounge**

11'1" x 11'1" (3.40m x 3.40m)

Upvc double glazed bay window to front aspect. Feature open fireplace with timber surround and tiled hearth. Radiator.

#### **Dining Room**

15'8" x 11'5" (4.79m x 3.50m)

Upvc double glazed window to rear aspect. French doors into conservatory. Laminate flooring. Radiator. Door to:

#### **Kitchen**

13'10" x 8'1" (4.23m x 2.47m)

Fitted with a range of white base and eye level units with charcoal effect work surface space incorporating a one and a half bowl stainless steel sink and drainer unit. Tiled splash backs. Space for an American style fridge/freezer, Space for a cooker. Space for a fridge. Space for a washer/dryer. Laminate flooring. Two upvc double glazed windows to rear aspect. Obscure glazed hardwood door to rear garden.

#### **Conservatory**

8'6" x 7'10" (2.60m x 2.39m)

Tiled floor. Upvc door to side. Double glazed throughout.

#### **First Floor Landing**

Window to front aspect. Radiator. Doors off to:

#### **Bedroom Two**

11'1" x 10'9" (3.40m x 3.29m)

Upvc double glazed bay window to front aspect. Radiator. Picture rail. Storage cupboard.

#### **Bedroom Three**

11'5" x 10'9" (3.49m x 3.30m)

Upvc double glazed window to rear aspect. Radiator. Two built in wardrobes.

## **Bathroom**

With suite to comprise; bath with mixer shower over, wall mounted wash hand basin and low level w.c. Tiled walls. Tiled flooring. Radiator. Obscure double glazed window to front elevation.

## **First Floor Lobby**

Stairs rising to second floor. Understairs storage space. Radiator. Door to:

## **Bedroom Four**

11'1" x 7'6" (3.40m x 2.30m)

Upvc double glazed window to rear aspect. Radiator.

## **Bedroom One**

Two double glazed velux windows. Eaves storage. Further storage cupboard. Sliding door to:

## **Ensuite**

22'7" x 9'10" (6.89m x 3.01m)

Corner shower with electric shower, wall mounted wash hand basin and low level w.c. Double glazed velux window. Tiled walls. Tiled flooring. Extractor fan.

## **Front Garden**

Pathway to entrance. Mainly laid to lawn with area laid to slate. Range of mature trees, shrubs and showers.

## **Rear Garden**

Mainly laid to lawn with pathway. Range of shrubs, flowers and trees. Patio area. Enclosed by brick wall and timber fencing with gated pedestrian side access.

## **Home Office/Study**

12'1" x 6'4" (3.70m x 1.95m)

With electric and plumbing. Upvc door. Vinyl floor covering. Upvc double glazed window to side. Door to:

## **Home Office Ensuite**

Corner shower cubicle with trident wall mounted electric shower. Wall mounted wash hand basin. Low level w.c. Extractor fan. Tiled walls. Vinyl floor covering. Obscure upvc double glazed window to side elevation.

## **Outside Storage**

Housing floor standing boiler. Space for bins.

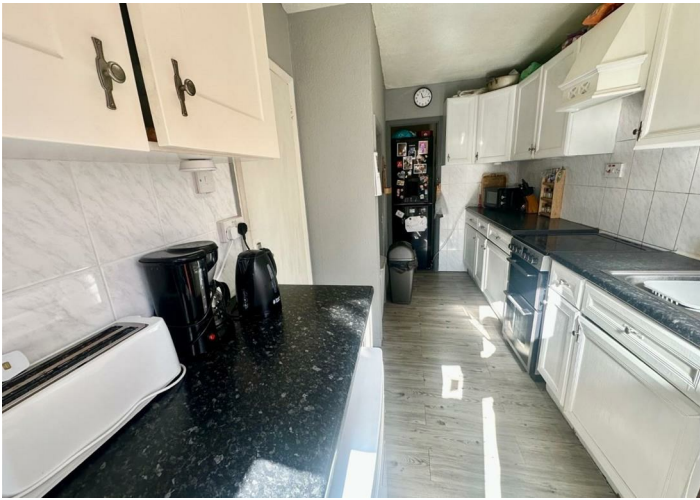
## **Agents Note**

Local Authority: Daventry

Council Tax Band: C

Energy Efficiency Rating: E



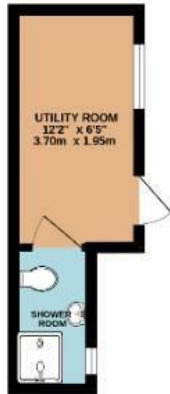








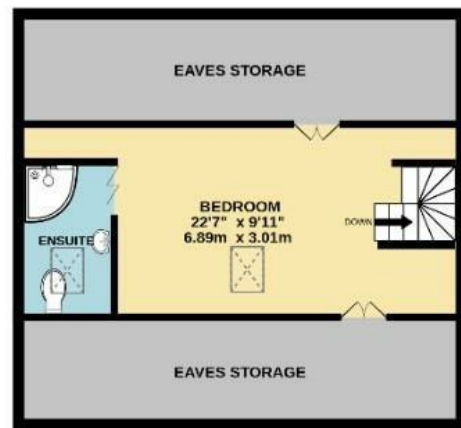
GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



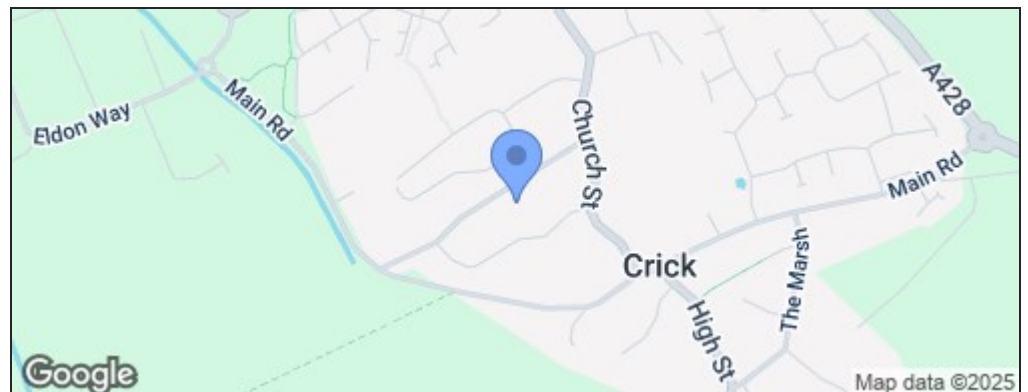
2ND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(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>	<b>51</b>	
(1-20) <b>G</b>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.