

**10 Manning Way
Long Buckby
NORTHAMPTON
NN6 7WD**

£335,000



- **THREE BEDROOM**
- **KITCHEN / DINER WITH BUILT IN APPLIANCES**
- **ENSUITE SHOWER ROOM**
- **GAS RADIATOR HEATING**
- **GARAGE**
- **SEMI DETACHED HOME**
- **GROUND FLOOR W.C.**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING FOR FIVE CARS**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached property located in Long Buckby. The property benefits from double glazing, gas radiator central heating, modern kitchen/diner with built in appliances to include dishwasher, fridge/freezer, oven and hob, downstairs cloakroom, ensuite shower room, an enclosed rear garden, a garage and off road parking for five vehicles. 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 is also within close reach.

Accommodation Comprises

Entry via partly glazed composite door into:

Entrance Hall

Stairs rising to first floor. Vinyl floor covering. Radiator. Doors to:

Cloakroom / W.C.

Low level w.c. with concealed cistern. Wall mounted wash hand basin. Cupboard housing hot water cylinder. Tiled floor. Tiled splash backs. Extractor fan. Plumbing for a washing machine. Radiator.

Lounge

15'6" x 10'11" plus bay (4.73m x 3.35m plus bay)
Window to side. Box bay window to front. Two radiators.

Kitchen / Diner

15'5" x 11'6" plus bay (4.72m x 3.53m plus bay)
Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in double oven. Built in gas hob with stainless steel extractor hood and splash back. Built in dishwasher. Built in fridge/freezer. Inset spotlights. Under counter LED lighting. Radiator. Fully tiled floor. Cupboard housing central heating boiler. Window to side. Box bay window to front. Double doors opening to rear garden.

First Floor Landing

Window to front. Access to loft space. Radiator. Doors to:

Bedroom One

12'2" x 25'5" plus bay (3.72m x 7.76m plus bay)
Box bay window to front. Built in wardrobes. Radiator. Door to:

Ensuite Shower Room

With suite to comprise, shower cubicle with mixer shower, low level w.c. with concealed cistern and wall mounted wash hand basin. Tiling to all splash areas. Tiled floor. Chrome towel radiator. Electric shaver point. Frosted window to side elevation.

Bedroom Two

11'0" x 8'5" plus bay (3.37m x 2.58m plus bay)
Box bay window to front. Radiator.

Bedroom Three

11'0" x 6'9" (3.36m x 2.07m)
Window to side. Radiator.

Family Bathroom

With three piece suite to comprise; panel bath with mixer shower and shower screen, low level w.c. with concealed cistern and wall mounted wash hand basin. Tiling to all splash areas. Radiator. Shaver point. Extractor fan.

Front And Side Garden

Mainly laid to lawn with maturing flower, shrub and evergreen borders. Pathway to entrance. Tarmac driveway providing off road parking for two vehicles.

Garage

With up and over style door. Off road parking for three further vehicles.

Rear Garden

Paved patio area. Area laid to lawn. Timber shed. Cold water tap. Enclosed by timber panel fencing and redbrick retaining wall. Side pedestrian access.

Agents Note

Local Authority: Daventry

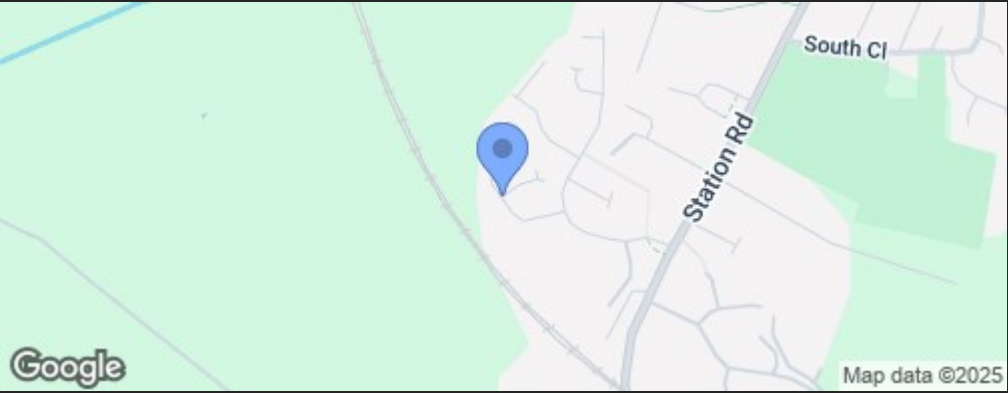
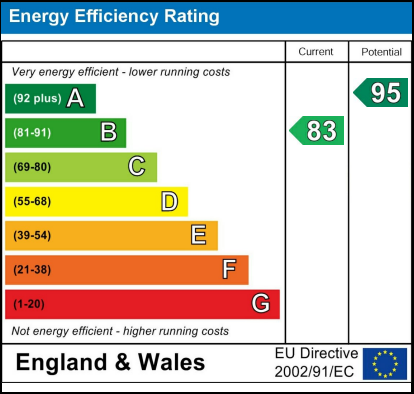
Council Tax Band: C

Energy Efficiency Rating: B

The annual property management bill is charged half yearly at £159.79. (£319.58 per year.)







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.