



37 Oaklands, Bugbrooke, Northampton, NN7 3QU
Offers Over £350,000 Freehold

Jackson Grundy are pleased to welcome to the market this extremely well presented four bedroom detached family home in the popular village of Bugbrooke. The accommodation comprises entrance porch, lounge to the front with staircase rising to first floor, modern refitted kitchen/dining room across the full width of the downstairs and WC. Extension to the rear ideal as a family room and garage. Upstairs there are four bedrooms, the main bedroom with a refitted en-suite bathroom, there is also a refitted family bathroom. Further benefits include off-road parking, gas central heating and uPVC double glazing. EPC Rating: C. Council Tax Band: C

Immaculate Condition | Block Paved Off Road Parking | Refitted Kitchen/Dining Room | Gas Radiator Heating & uPVC Double Glazing | Refitted En-Suite & Bathroom | Extended To Rear

modern marketing · traditional values

ENTRANCE PORCH

uPVC double glazed entrance door. Door to lounge.
Tiled floor.

LOUNGE 4.11m x 5.05m (13'6 x 16'7)

uPVC double glazed window to front elevation.
Staircase rising to first floor landing. Two radiators.
Chimney breast with feature electric fire and tile
hearth. Door to kitchen.

KITCHEN/DINING ROOM 3.28m x 7.32m (10'9 x 24'0)

uPVC double glazed French doors to rear elevation
and uPVC window to rear elevation. Wall and base
units. Circular sink and drainer with mixer tap. Tiled
flooring. Oven, hob and extractor. Pantry. Integrated
fridge and dishwasher. Tiled floor. Tiling to splash
back areas. Door to family room. Two radiators.

FAMILY ROOM 3.56m x 1.98m (11'8 x 6'6)

uPVC double glazed window to rear elevation. uPVC
double glazed French doors to rear garden. Radiator.
Wood effect flooring.

WC

Wash hand basin and low level WC. Tiled floor. Tiling
to splash back areas. Extractor. Coving.

FIRST FLOOR LANDING

Access to loft space. Cupboard housing boiler. Doors
to:

BEDROOM ONE 2.74m x 3.05m (9'0 x 10'0)

uPVC double glazed window to rear elevation.
Modern upright radiator. Built in wardrobe. Coving.
Door to en-suite.

EN-SUITE 1.68m x 1.93m (5'6 x 6'4)

Frosted uPVC double glazed window to rear
elevation. Heated towel rail. Suite comprising wash
hand basin and vanity wash hand basin set in vanity
unit and panelled bath with mixer tap. Tiled floor.
Tiling to splash back areas. Extractor. Spotlights.

BEDROOM TWO 3.89m x 2.72m (12'9 x 8'11)

uPVC double glazed window to front elevation.
Radiator.

BEDROOM THREE 4.55m x 2.01m (14'11 x 6'7)

uPVC double glazed window to front elevation.
Radiator. Built in wardrobe.

BEDROOM FOUR 3.02m x 2.26m (9'11 x 7'5)

uPVC double glazed window to front elevation.
Radiator. Exposed floorboards.

BATHROOM 1.83m x 1.96m (6'0 x 6'5)

Frosted uPVC double glazed window to rear
elevation. Heated towel rail. Suite comprising wash
hand basin and WC set in vanity unit and panelled
bath with mixer tap and shower over. Spotlights.
Tiling to splash back areas. Tiled floor. Extractor.

OUTSIDE

FRONT GARDEN

Block paved frontage. Hedging and border to front
and side.

GARAGE

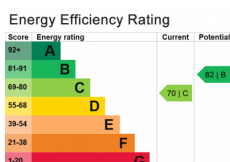
Roller door. Power and light. Utility area at end of
garage.

REAR GARDEN

Enclosed by panelled fencing. Patio. Lawn. Mature
trees to rear. Shed space.

DRAFT DETAILS

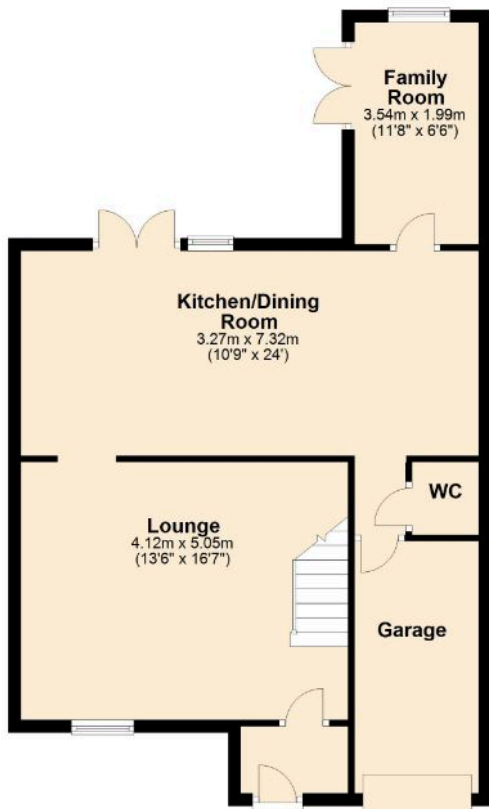
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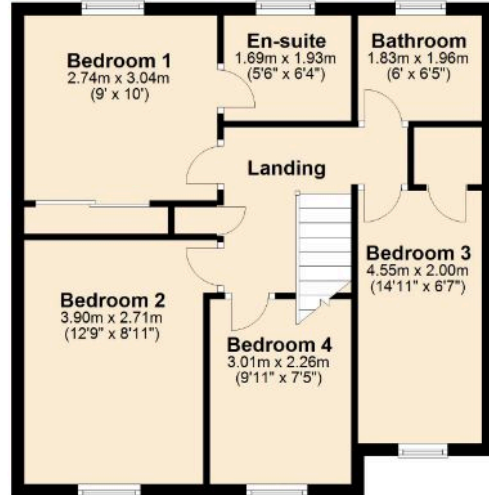
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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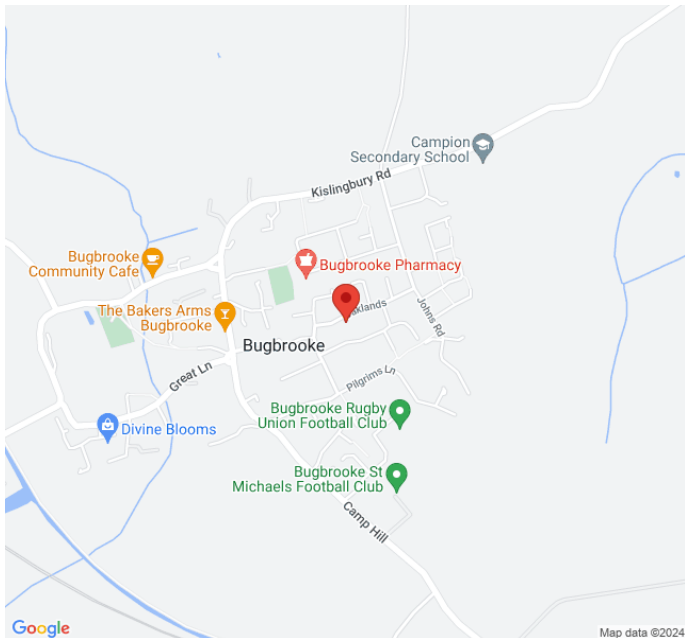
Ground Floor
Approx. 65.7 sq. metres (707.4 sq. feet)



First Floor
Approx. 53.4 sq. metres (575.0 sq. feet)



Total area: approx. 119.1 sq. metres (1282.4 sq. feet)



LOCAL AREA INFORMATION

This large and popular village lies approximately 7 miles west of Northampton. Along with the River Nene and Hoarestone Brook, Bugbrooke also sits on the Grand Union Canal and has a small marina for approximately 40 moorings. Twinned with Iteuil in France and Vohl in Germany. The village has seen much expansion over the years but the old part retains many fine buildings and is home to several of the village's amenities including general store, public houses, pet store, hairdresser, small deli / bakery, takeaway, Church community café and Anglican church. Move into the centre of the village and you will find a GP surgery, pharmacy and primary school which feeds into the extremely popular Campion Secondary School on the edge of the village, preschool and children's nursery plus the community centre hosting a range of activities. The village has well established rugby, football, bowls and cricket clubs plus Scouts and Guides groups. Main road links from Bugbrooke are excellent, with the A5 and M1 J16 both less than 3 miles away and the A45 Northampton ring road just over 5 miles away. A regular bus service also runs between Bugbrooke and Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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