



43 Greenway, Braunston, Northamptonshire, NN11 7JT
£415,000 Freehold

A rarely available two bedroom detached bungalow located on the edge of the desirable village of Braunston. Kept in good condition throughout this property boasts a double garage, and fantastic views. The accommodation comprises entrance hall, large lounge/ dining room, kitchen, two bedrooms, one with en-suite and a separate family bathroom. Outside there is a double garage with driveway. The garden is mainly laid to lawn with mature shrubs and fruit trees with rolling countryside views. EPC: TBC. Council Tax Band: D

Two Bedrooms | Detached Bungalow | Located On The Edge Of The Village | New Oil Boiler
| Double Garage | Private Enclosed Garden

modern marketing · traditional values

ENTRANCE HALL

uPVC obscure double glazed entrance door.
Ceramic tiled floor. Built in wardrobe. uPVC double glazed obscure double glazed door to garden.
Door to:

LOUNGE/DINING ROOM 7.59m x 5.89m (24'11 x 19'4)

Three dual aspect uPVC double glazed windows.
uPVC double glazed sliding doors to garden. Four radiators. Log burner.

KITCHEN 2.67m x 3.45m (8'9 x 11'4)

uPVC double glazed window to front elevation. A range of wall and base units with work surfaces over. Stainless steel sink. Induction hob, double oven and extractor fan. Tiling to splash back areas.

INNER HALL

Doors to:

BEDROOM ONE 3.66m x 3.81m (12'0 x 12'6)

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

BEDROOM TWO 2.21m x 5.99m (7'3 x 19'8)

uPVC double glazed window to front elevation.
Radiator.

EN-SUITE

uPVC obscure double glazed window to front elevation. Radiator. Suite comprising vanity sink, low level WC and single shower. Tiling to splash back areas. Ceramic tiled flooring.

BATHROOM 2.49m x 2.11m (8'2 x 6'11)

uPVC double glazed window to rear elevation.
Radiator. Suite comprising double shower, low level WC and sink. Shaver point. Tiling to splash back areas.

OUTSIDE

Land to all four sides.

FRONT GARDEN

Mature shrubs.

REAR/SIDE GARDENS

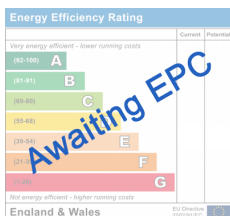
Four sheds. Greenhouse. Laid to lawn and patio. Enclosed by timber fencing. Mature shrubs and fruit trees. Wooden double leading to double garage.

GARAGE

Power connected. Parking for two cars on driveway.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

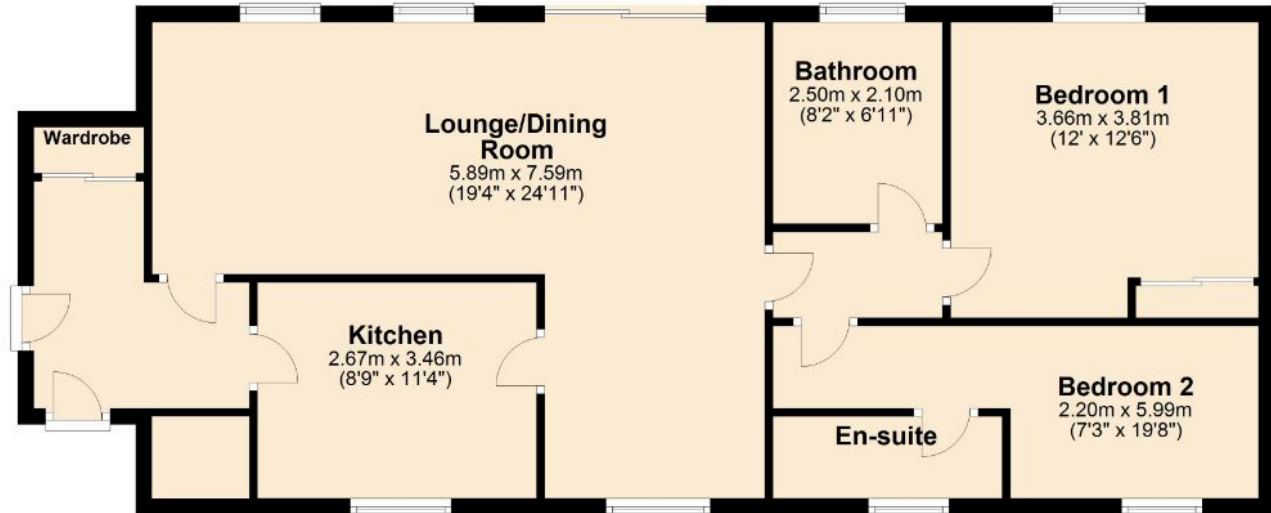


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

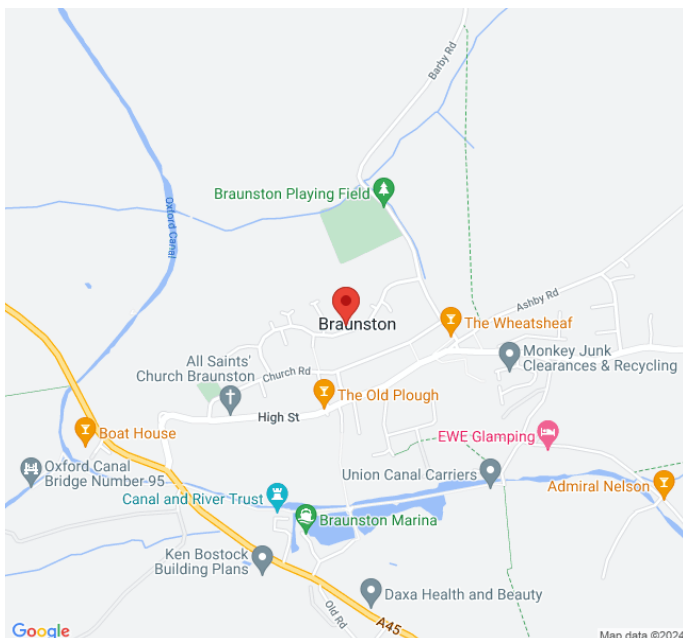
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Floor Plan

Approx. 89.4 sq. metres (962.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)



LOCAL AREA INFORMATION

The village of Braunston is located in southwest Northamptonshire, just off the A45 which provides access to Northampton, Rugby and Coventry. Predominantly situated on a hill above the road and canals, Braunston has a number of amenities including public houses, restaurants and take away food, general stores, butcher, health and beauty salon, a six and a half acre field with access to the towpath and high street, known as jetty fields and gifted to the village, marina and primary school. Twinned with Quincy-Voisins in France, this popular village also supports numerous local groups, clubs and societies in the village hall and parish church. The latter is also used as a local landmark due to its dominating position, as is the former windmill which now stands without its sails. Additional amenities to include secondary schooling and medical facilities can be found in the old market town of Daventry just 3 miles away, and for travel further afield, M1 junction 18 is situated approximately 7 miles north of this thriving village.

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