



**23 The Poplars, Long Buckby, Northampton, NN6 7YQ**  
**£285,000 Freehold**

An individual detached bungalow situated in a quiet cul-de-sac just short walk from the many village amenities and railway station. This modern bungalow has a hall, lounge / dining room, kitchen, two bedrooms, shower room, rear garden and off road parking. There is double glazing, electric heating and the property is offered with no onward chain. EPC Rating E. Council Tax Band C.

**Detached Bungalow | Two Bedrooms | Garden & Parking | Close To Amenities | uPVC Double Glazing | No Onward Chain**

**modern marketing · traditional values**

## ENTRANCE HALL

Entrance via front door. Electric heater. Airing cupboard. Access to loft space.

## LOUNGE / DINING ROOM 7.16m x 3.51m (23'6 x 11'6)

Window to front elevation. Double doors to rear elevation. Two electric heaters.

## KITCHEN 5.36m x 1.45m (17'7 x 4'9)

Window to front elevation. Electric heater. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, hob and extractor hood. Built in microwave. Space for fridge / freezer and washing machine. Stainless steel sink unit. Tiled splash backs. Tiled floor. Door to rear elevation.

## BEDROOM ONE 3.18m x 2.90m (10'5 x 9'6)

Window to rear elevation. Electric heater.

## BEDROOM TWO 2.90m x 1.98m (9'6 x 6'6)

Window to front elevation. Electric heater.

## SHOWER ROOM 2.24m x 1.68m (7'4 x 5'6)

Window to rear elevation. Chrome heated towel rail. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled walls.

## OUTSIDE

### FRONT GARDEN

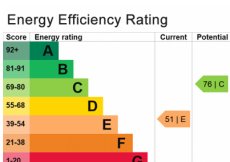
Off road parking. Side gated access.

### REAR GARDEN

Lawn and borders.

## DRAFT DETAILS

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

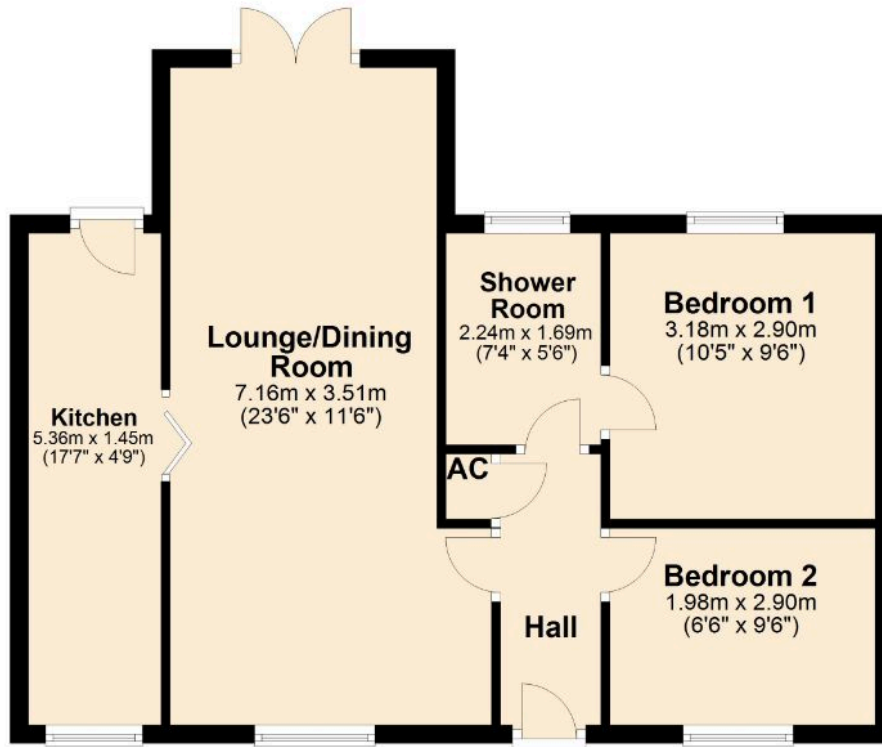


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

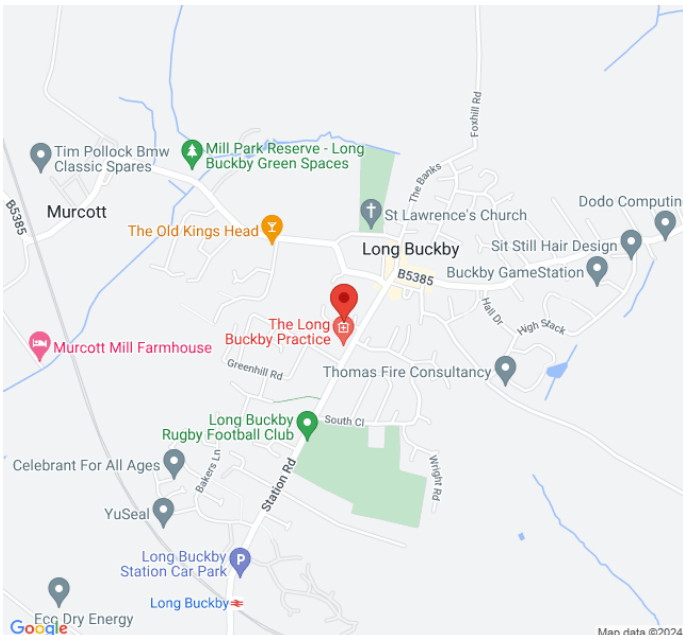
23 The Poplars, Long Buckby, Northampton NN6 7YQ  
£285,000 Freehold

## Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 59.1 sq. metres (636.1 sq. feet)



## LOCAL AREA INFORMATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only 2 miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away and there are also private prep schools less than half an hour away. In addition to various sporting and social clubs, the village has C of E, Baptist and United Reform churches and a very good range of shops and services including small supermarkets, designer dress boutique, deli, bakers, chemist, newsagent, butcher, hairdresser, estate agent, public houses, restaurants, medical practice, dentist and library.

23 The Poplars, Long Buckby, Northampton NN6 7YQ  
£285,000 Freehold

