



**9 Clifton Close, Long Buckby, Northampton, NN6 7RU**  
**£315,000 Freehold**

An extended three bedroom semi detached house situated just a short walk from the many village amenities. It has a lounge, kitchen / dining room opening onto a family room with doors to the garden and a semi vaulted ceiling with Velux windows, utility room, cloakroom, three bedrooms and a shower room. Outside there are two useable gardens, one south facing and a secure driveway. The property has uPVC double glazing and radiator heating. EPC Rating TBC. Council Tax Band C.

**Extended Semi Detached | Three Bedrooms | Family Room | Utility Room | Cloakroom |  
Parking & Gardens**

**modern marketing · traditional values**

### **LOUNGE 4.04m x 5.16m (13'3 x 16'11)**

Entrance via front door. Window to front elevation. Radiator. Stairs rising to first floor landing with understairs storage cupboard.

### **KITCHEN / DINING ROOM 2.77m x 5.16m (9'1 x 16'11)**

Vertical radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink and drainer unit. Cooker and extractor hood. Space for dishwasher. Tiled splash backs. Tiled floor. Open plan to:

### **FAMILY ROOM 2.77m x 3.07m (9'1 x 10'1)**

Two Velux windows to rear elevation. Vertical radiator. Tiled floor. Double doors to the rear garden.

### **UTILITY ROOM 1.91m x 2.08m (6'3 x 6'10)**

Window to side elevation. Velux window to rear elevation. Cupboard and shelf. Space for washing machine, tumble dryer and freezer. Tiled splash backs. Tiled floor.

### **CLOAKROOM**

Window to side elevation. Chrome heated towel rail. Suite comprising WC and wash hand basin with cupboard below. Tiled walls. Tiled floor.

### **FIRST FLOOR LANDING**

Window to side elevation. Access to loft space. Airing cupboard.

### **BEDROOM ONE 3.38m x 3.25m (11'1 x 10'8)**

Window to front elevation. Radiator.

### **BEDROOM TWO 3.43m x 3.25m (11'3 x 10'8)**

Window to rear elevation. Radiator.

### **BEDROOM THREE 2.36m x 2.11m (7'9 x 6'11)**

Window to front elevation. Radiator.

### **SHOWER ROOM**

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

### **OUTSIDE**

#### **FRONT GARDEN**

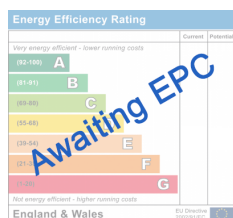
Lawn with established borders. Garden shed.

#### **REAR GARDEN**

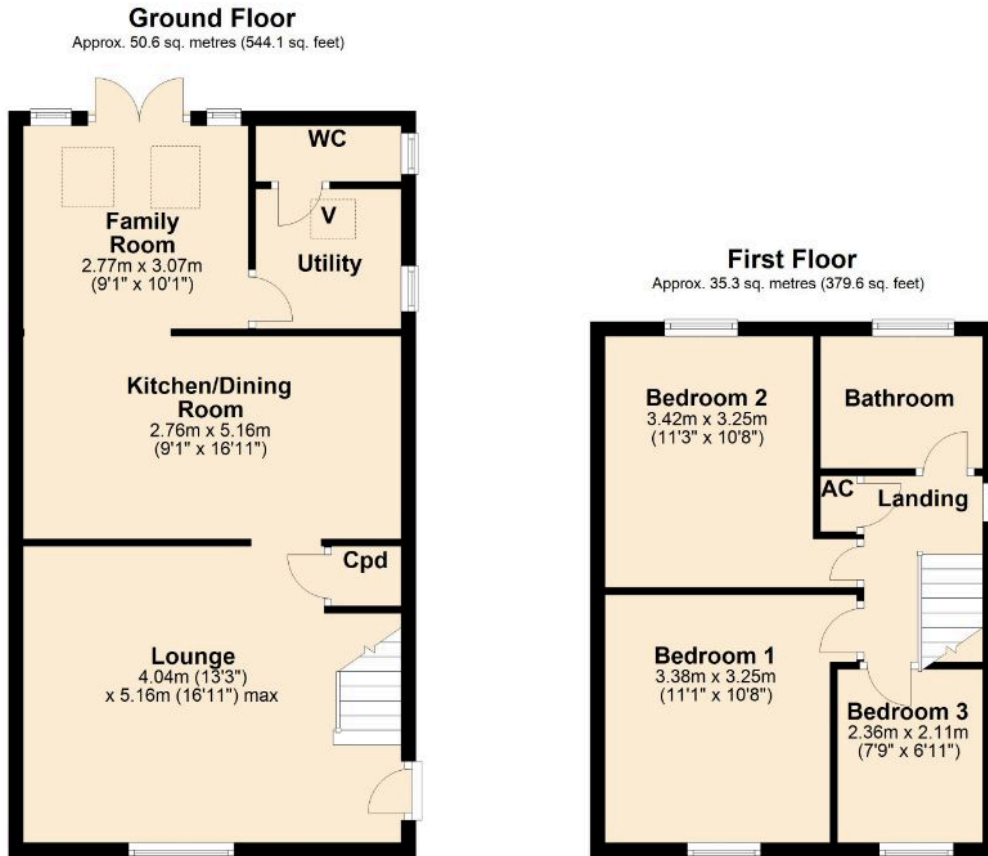
South facing paved and gravelled seating areas. Driveway accessed by double gates.

#### **DRAFT DETAILS**

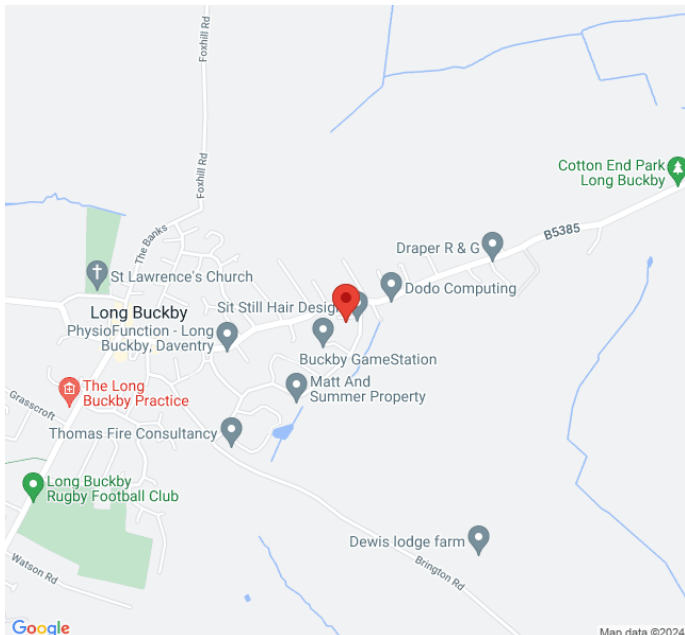
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.



Total area: approx. 85.8 sq. metres (923.7 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.

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