



**21 Lime Avenue, Long Buckby, Northampton, NN6 7RG**  
**Guide Price £300,000 Freehold**

A traditional three bedroom semi detached house with great potential for improvement and extension (subject to planning permission). It has a hall, lounge, dining room, kitchen, utility room, three bedrooms and a bathroom. There is a driveway, garden and a lovely large established garden backing onto a paddock. The property has uPVC double glazing and is offered with no onward chain. EPC Rating F. Council Tax Band C.

**Three Bedroom Semi Detached | Needing Improvement | Garage | Garden | uPVC Double Glazing | No Onward Chain**

modern marketing · traditional values

## ENTRANCE PORCH

Entrance front door. Door to:

## ENTRANCE HALL

Stairs rising to first floor landing with understairs storage cupboard. Storage heater.

## LOUNGE 3.38m x 3.15m (11'1 x 10'4)

uPVC double glazed bay window to front elevation. Fireplace.

## DINING ROOM 3.45m x 3.15m (11'4 x 10'4)

uPVC double glazed window to rear elevation. Original cupboard.

## KITCHEN 2.49m x 1.75m (8'2 x 5'9)

uPVC double glazed window to rear elevation. Fitted with basic wall and base units. Stainless steel sink unit. Tiled splash backs. Door to:

## UTILITY ROOM 5.31m x 3.89m max (17'5 x 12'9 max) narrowing to 4'2

uPVC double glazed door and window to rear elevation. Door to front elevation. Door to garage.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation.

## BEDROOM ONE 3.38m x 3.15m (11'1 x 10'4)

uPVC double glazed window to front elevation. Original cupboard.

## BEDROOM TWO 3.43m x 3.15m (11'3 x 10'4)

uPVC double glazed window to rear elevation. Original cupboard.

## BEDROOM THREE 2.49m x 1.75m (8'2 x 5'9)

uPVC double glazed window to rear elevation.

## BATHROOM 2.44m x 1.75m (8'0 x 5'9)

uPVC double glazed window to rear elevation. Electric heater. Suite comprising bath with shower attachment over, WC and wash hand basin. Tiled splash backs. Airing cupboard.

## OUTSIDE

## FRONT GARDEN

Parking space.

## GARAGE 6.02m x 2.87m (19'9 x 9'5)

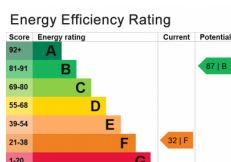
Up and over door. Window to rear elevation. Door to utility room.

## REAR GARDEN

A 60ft established garden backing onto a paddock.

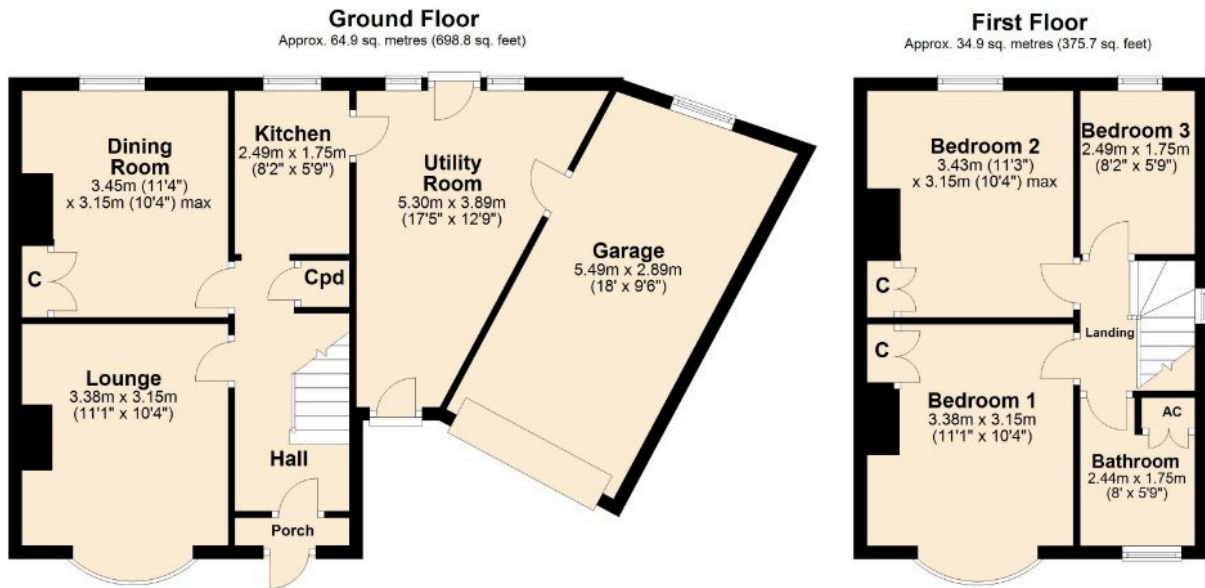
## DRAFT DETAILS

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

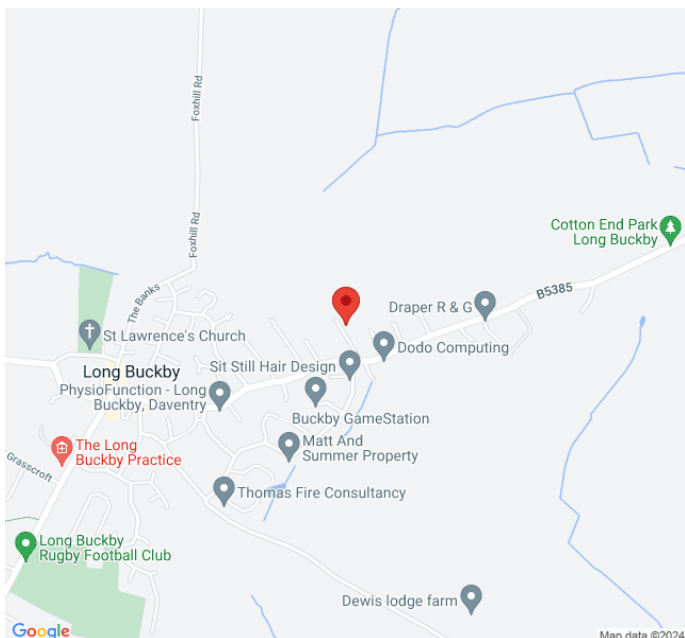


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 99.8 sq. metres (1074.4 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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