

**10 Tebbitt Close, Long Buckby, Northampton, NN6 7YL**  
**£450,000 Freehold**

A four bedroom detached property on a superb plot with a private, south facing established garden. It has a large hall, cloakroom, lounge, dining room, study, kitchen, utility room, bedroom one with en-suite, three further bedrooms and a family bathroom. There is a good size double garage, uPVC double glazing and radiator heating. EPC Rating D. Council Tax Band E.

**Four Bedroom Detached | South Facing Garden | Double Garage | En-Suite | Utility Room | Three Reception Rooms**

modern marketing · traditional values

### ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing. Wooden flooring. Space for furniture. Doors to:

### CLOAKROOM 1.68m x 0.74m (5'6 x 2'5)

Window to side elevation. Radiator. Suite comprising WC and wash hand basin. Wooden flooring. Tiled splash backs.

### LOUNGE 5.54m x 3.73m (18'2 x 12'3)

Window to front elevation. Radiator. Fireplace. Wooden flooring. Sliding doors to rear elevation.

### DINING ROOM 3.18m x 2.84m (10'5 x 9'4)

Window to rear elevation. Radiator. Wooden flooring.

### STUDY 2.39m x 2.06m (7'10 x 6'9)

Window to front elevation. Radiator.

### KITCHEN / BREAKFAST ROOM 2.87m x 2.84m (9'5 x 9'4)

Window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, grill, hob and extractor. One and a half bowl sink unit. Space for dishwasher and fridge / freezer. Wooden flooring. Tiled splash backs.

### UTILITY ROOM 2.84m x 2.31m (9'4 x 7'7)

Window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Space for washing machine. Wooden flooring. Door to garage/ Stable door to rear elevation.

### FIRST FLOOR LANDING

Window to front elevation. Radiator. Access to loft storage space. Airing cupboard.

### BEDROOM ONE 3.56m x 3.53m (11'8 x 11'7)

Windows to front and side elevations. Built in wardrobes. Wooden flooring. Door to:

### EN-SUITE 2.34m x 2.03m (7'8 x 6'8)

Window to rear elevation. Radiator. Suite comprising corner shower cubicle, wash hand basin and WC.

### BEDROOM TWO 3.45m x 2.46m (11'4 x 8'1)

Window to front elevation. Radiator. Built in wardrobe.

### BEDROOM THREE 3.45m x 2.31m (11'4 x 7'7)

Window to rear elevation. Radiator. Built in wardrobe.

### BEDROOM FOUR 2.36m x 2.03m (7'9 x 6'8)

Window to rear elevation. Radiator.

### BATHROOM 2.21m x 2.03m (7'3 x 6'8)

Window to rear elevation. Radiator. Suite comprising bath, wash hand basin and WC. Tiled splash backs.

### OUTSIDE

#### FRONT GARDEN

Gravelled driveway providing off road parking / turning space. Established planting. Gated side access to rear garden.

#### DOUBLE GARAGE 4.95m x 5.23m (16'3 x 17'2)

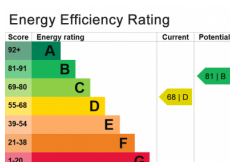
Twin up and over doors. Power and light connected. Mezzanine storage space.

#### REAR GARDEN

The paved patio area runs the width of the property with a pergola and climbers. The shaped lawn has very deep borders of established trees, bushes and plants plus there is a large flowerbed. Shed.

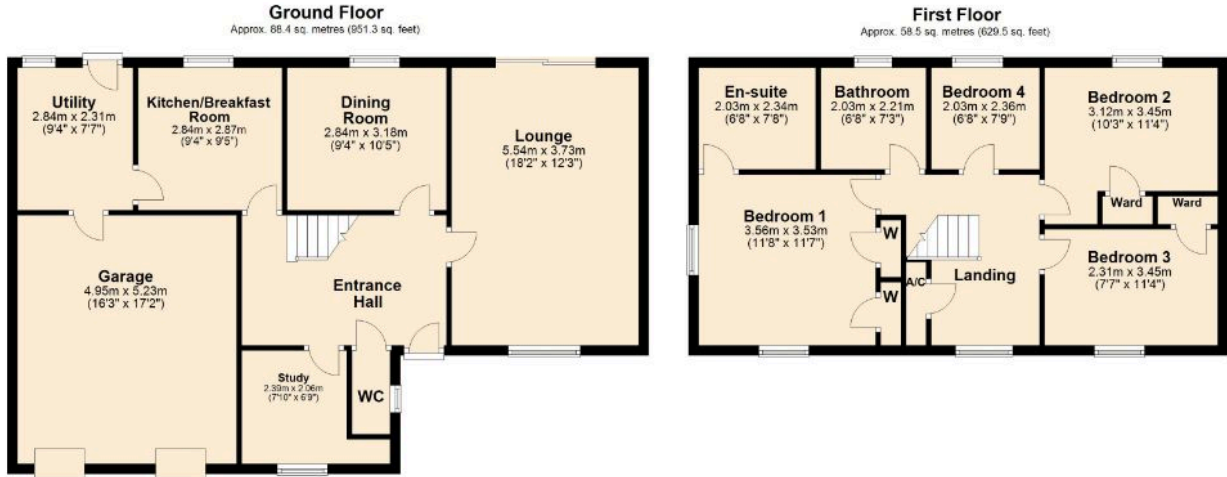
#### DRAFT DETAILS

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

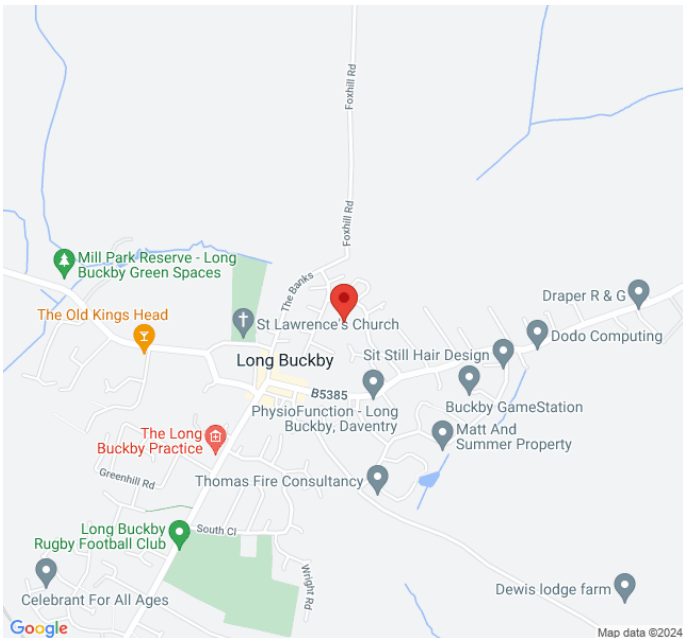


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 146.9 sq. metres (1580.9 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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