



3 George Lane, Long Buckby Wharf, Northampton, NN6 7EP
£315,000 Freehold

A fully refurbished three bedroom semi detached house situated on a quiet lane just 30 seconds walk away from the canal. The property has new electrics, heating, kitchen, bathrooms, decoration and carpets plus many other improvements. There is a lounge with a fireplace and double doors to the garden, kitchen/dining room, cloakroom, three good size bedrooms and shower room. The driveway holds two cars and there is a 70ft rear garden. The property is offered with no onward chain. EPC Rating: E. Council Tax Band: C

Three Bedroom Semi | Fully Refurbished | Large Garden | Off Road Parking | uPVC Double Glazing | No Onward Chain

modern marketing · traditional values

OUTSIDE

Front door to:

KITCHEN/DINING ROOM 2.79m x 6.83m (9'2 x 22'5)

Windows to front and side elevations. Electric heater. Fitted with a range of base units with built in oven, hob and extractor. Sink unit. Space for washing machine and dishwasher.

LOUNGE 4.50m x 5.64m (14'9 x 18'6)

Window and double doors to rear elevation. Electric heater. Fireplace and hearth.

CLOAKROOM 1.02m x 1.55m (3'4 x 5'1)

Window to front elevation. Suite comprising WC and wash hand basin with cupboard below.

REAR HALL

Door to garden. Electric heater. Staircase rising to first floor landing.

FIRST FLOOR LANDING

Window to side elevation. Access to loft space.

BEDROOM ONE 4.67m x 3.28m (15'4 x 10'9)

Window to front elevation. Electric heater.

BEDROOM TWO 3.45m x 3.43m (11'4 x 11'3)

Window to front elevation. Electric heater.

BEDROOM THREE 2.79m x 3.68m (9'2 x 12'1)

Window to rear elevation. Electric heater. Original fireplace.

SHOWER ROOM 2.79m x 3.07m (9'2 x 10'1) Max

Window to rear elevation. Heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin.

FRONT GARDEN

Driveway for two cars. Water tap. Side gated access to the rear.

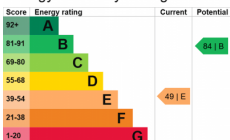
REAR GARDEN

70ft rear garden with large paved patio area and seeded lawn.

DRAFT DETAILS

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

Energy Efficiency Rating

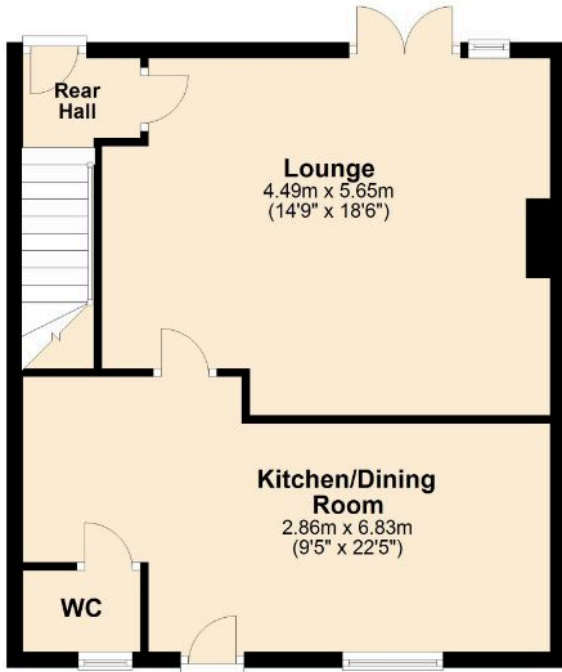


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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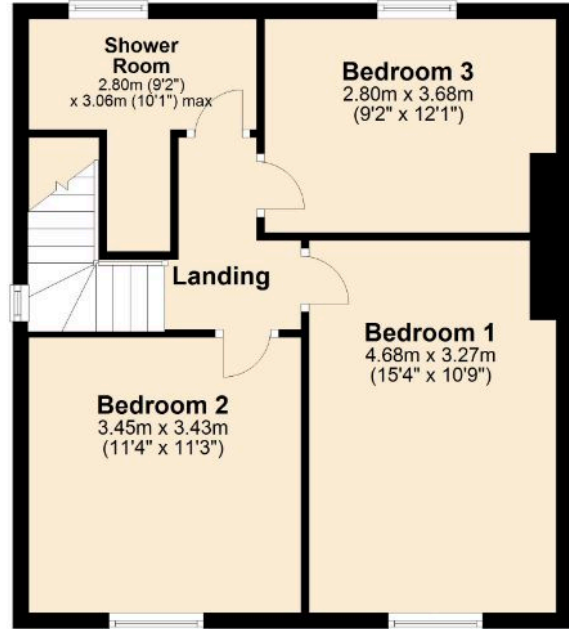
Ground Floor

Approx. 50.1 sq. metres (539.8 sq. feet)

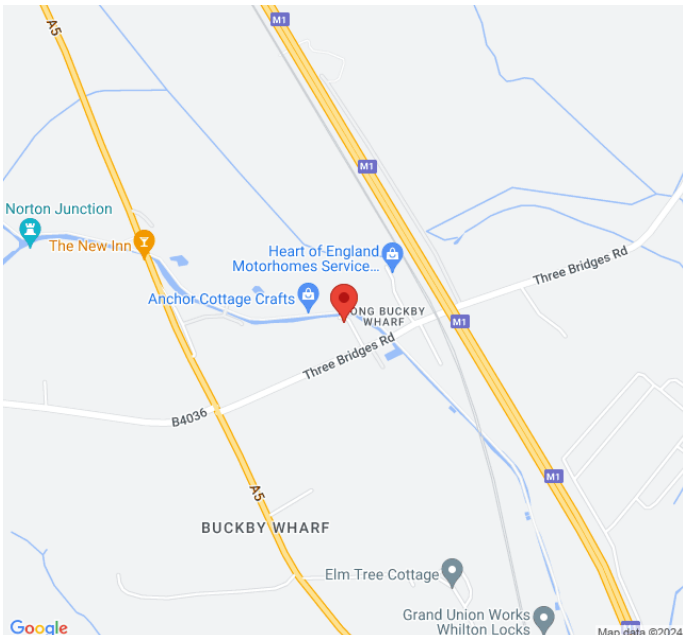


First Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 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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