



Pippins, Mill Lane, Stoke Bruerne, Northamptonshire, NN12 7SH
Guide Price £450,000 Freehold

RARELY AVAILABLE, NON ESTATE HOUSE IN CANAL VILLAGE. Jackson Grundy is pleased to be instructed as the sole selling agents for this detached family home in need of some general updating making it ideal for those looking to renovate a property to their own taste and requirements. The property is situated in the old part of the village in an idyllic position in a no through lane adjoining farmland. The village is highly renowned with the Grand Union Canal passing through and other local amenities close by. Accommodation offers an entrance hall, cloakroom/WC, spacious sitting room, separate dining room with offset kitchen, first floor landing accessing four bedrooms and a bathroom. Outside is a low maintenance front garden with a driveway extending along the side of the house with a gate in to the rear garden and garage set back with roller door. The rear garden has a bridge over the brook to a further field/garden on a separate deed and included in the sale price. Call for open day viewing times and further information. EPC Rating: D. Council Tax Band: E

Highly Regarded Canal Village | Non-Estate Detached house | In need of Cosmetic Improvement | Four Bedrooms | Low Maintenance Formal Garden | Highly Recommended

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator.
Coats/shoe cupboard.

WC 1.68m x 0.76m (5'6 x 2'6)

Obscure double glazed window to side elevation.
Ladder style radiator. Suite comprising low level
WC and wash hand basin in vanity unit. Extractor
fan. Tiling to dado height.

LOUNGE 3.51m x 5.11m (11'6 x 16'9)

Double glazed bay window to side elevation. Two
radiators. High level double glazed window to front
elevation.

DINING AREA 4.27m x 3.18m (14'0 x 10'5)

Open tread staircase rising to first floor landing.
Double doors to lounge. Patio doors to garden.
Radiator.

KITCHEN 2.44m x 3.94m (8'0 x 12'11)

Double glazed window and door to rear elevation.
Wall and base units. Single drainer stainless steel
sink unit with mixer tap over. Floor standing oil
fired boiler.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to
loft space. Doors to:

BEDROOM ONE 3.25m x 4.22m (10'8 x 13'10)

Double glazed window to front elevation. Radiator.
Two built in wardrobes.

BEDROOM TWO 3.53m x 2.72m (11'7 x 8'11)

Double glazed window to rear elevation. Radiator.
Two built in wardrobes.

BEDROOM THREE 2.31m x 2.92m (7'7 x 9'7)

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.59m x 2.31m (8'6 x 7'7)

Double glazed window to side elevation. Radiator.

BATHROOM 1.78m x 1.98m (5'10 x 6'6)

Obscure double glazed window to front elevation.
Radiator. Suite comprising panelled bath and
mains shower, pedestal wash hand basin and low
level WC. Tiling to splash back areas. Shaver
point. Extractor fan.

OUTSIDE

Open plan. Paved rockery edged beds. Gated
access from driveway into garden.

GARAGE

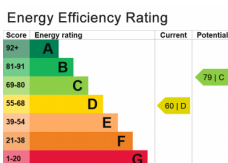
Brick built garage. Up and over roller door. Oil tank
behind garage.

REAR GARDEN

Large paved and gravelled seating area. Small
lawn down to brook. A footbridge over the brook
gives access to additional garden which was
acquired after the property was built and is on a
separate deed.

DRAFT DETAILS

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

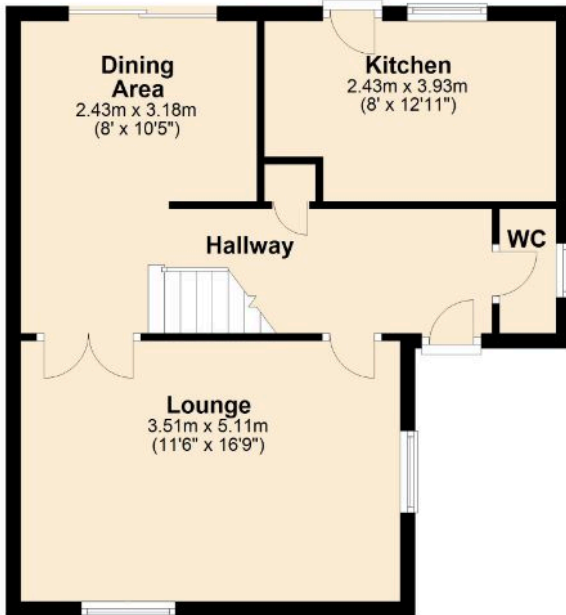


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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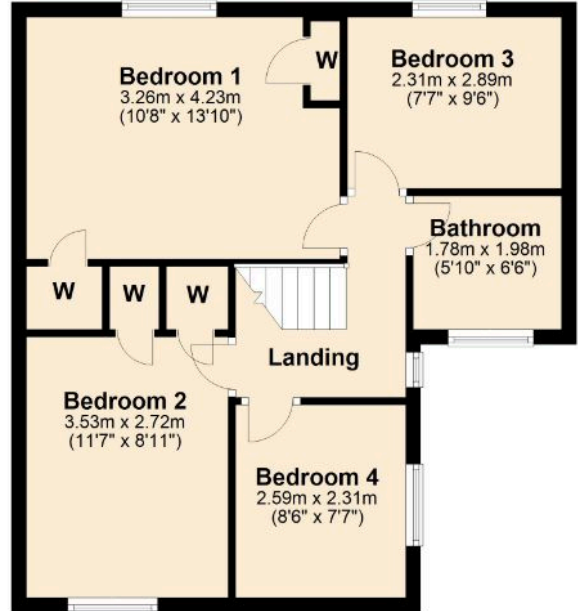
Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)

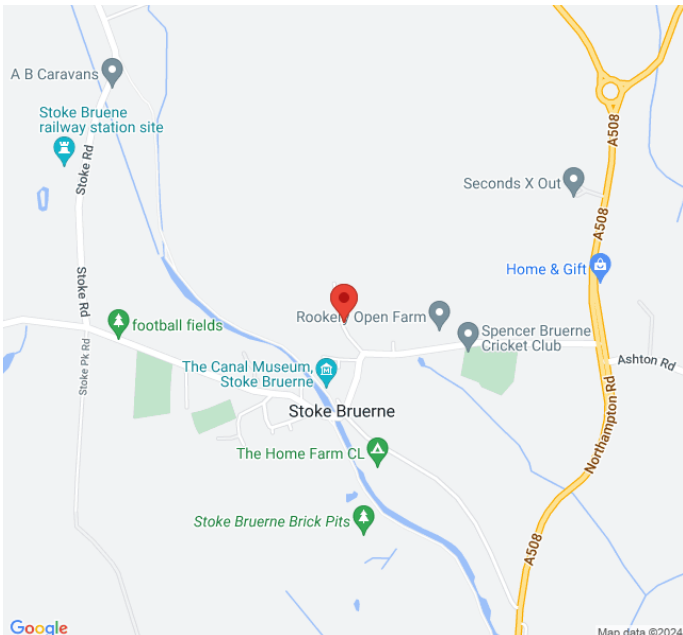


First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 sq. feet)



LOCAL AREA INFORMATION

Stoke Bruerne is positioned on the Grand Union Canal and attracts many visitors to its Waterways Trust museum and two canal-side public houses, and also has a variety of bed & breakfast establishments, tearooms and gift shops. In addition, the village supports its own cricket club and primary school with the nearest secondary provisions being situated in Roade, Deanshanger, Towcester and Bugbrooke. Positioned just off the A508 10 miles north of Milton Keynes and 7 miles south of Northampton, residents enjoy ease of access to the variety of shopping, entertainment, medical and local authority facilities available in these towns. Both towns also benefit from mainline train stations offering services to London Euston and Birmingham New Street plus additional services to Manchester and Chester from Milton Keynes.

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