



# Bugbrooke Road

Kislingbury, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Bugbrooke Road

Kislingbury  
NN7 4AY

Guide Price  
£575,000

Mission Cottage is a charming character cottage, dating from the 1840's, siding onto The Green, in this popular village to the west of Northampton. The current owners have extended and refurbished the property to a high standard and the property is presented in excellent condition. The extension to the rear provides a spacious but cosy sitting room with wood burner and bay window overlooking the rear garden. There is planning permission to extend over the sitting room providing potential for further development in the future.

The accommodation includes an entrance porch with stable door to a spacious hallway, cloakroom/WC, study/family room, sitting room, re-fitted kitchen/breakfast room with built-in appliances and utility/boot room partly converted from the integral garage. There is a roomy first floor landing, large master bedroom with re-fitted en-suite shower room, three further first floor bedrooms and re-fitted bathroom with shower over the bath. The property benefits from gas radiator heating and the windows have all been replaced by the current owners with quality double glazed units including character handles in keeping with the period of the property. Further benefits include wood flooring to the ground floor, oak latched doors and parking spaces for two cars. Outside, the property is approached from a private road and the cottage is perched on the edge of The Green. The rear garden is enclosed by a stone wall with secluded paved patio/social area, lawned area with artificial grass and raised borders with sleepers. (A/1709/M)

- Four bedroom character cottage
- Re-fitted en-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen and family bathroom
- Enclosed rear garden
- Off road parking

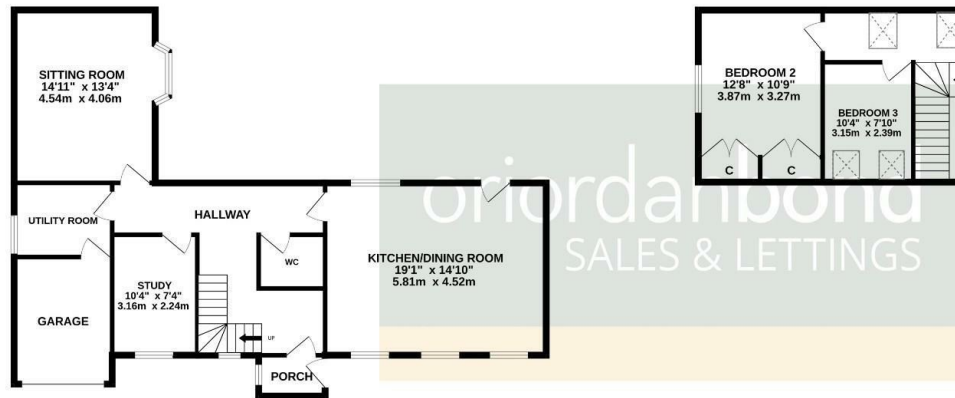




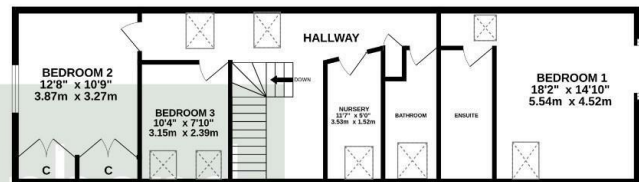




GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: C

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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