



**Hodges Lane**  
Kislingbury, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*







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## Hodges Lane

Kislingbury, Northampton, NN7 4AJ

TOTAL AREA: APPROX. 13.38 SQ. METRES (144 SQ. FEET)

**A DETACHED FAMILY HOME LOCATED ON A QUIET LANE IN THE POPLAR VILLAGE OF KISLINGBURY BENEFITING FROM UPVC DOUBLE GLAZING AND RADIATOR HEATING.**

### GROUND FLOOR

- HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM

### FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

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### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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**Asking price of £550,000 Freehold**







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## THE PROPERTY

The accommodation comprises an entrance hall with wooden flooring and space for furniture and a cloakroom with coat and boot cupboard. The sitting room has windows to both front and side elevations and a gas fireplace. There is a dining room with sliding doors to the rear garden and a family room. The kitchen / breakfast room with fitted with a range of units incorporating an integrated dishwasher, built in oven, grill and hob, breakfast bar and access to the utility room.

On the first floor the main bedroom has an en-suite shower room, there are three further bedrooms and a family bathroom.

Outside there is a block paved driveway which extends to the front and side of the property providing parking for several vehicles and a double garage. The rear garden has a large, paved seating area with lawn beyond which is bordered by a wide variety of trees, bushes, plants and flowers.

EPC Rating D. Council Tax Band F.





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Rights Of Way	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

The River Nene flows alongside this pretty village positioned just 4 miles west of Northampton. Blessed with three 'watering holes' who also serve food, Kislingbury is home to several small businesses and amenities including, family butcher, post office and general stores as well as Hoggleys brewery once famed as the smallest licensed brewery in Britain. There is also a cricket club and 'Dunken Duck' pavilion. Kislingbury has its own primary school which feeds into Campion Secondary school in the next village of Bugbrooke, 2 miles away. The village also benefits from a church, chapel, sports field, playground and plentiful open green areas despite being only ½ mile from the A45 Northampton ring road and 3 miles from Junction 16 of the M1. Public transportation options include the regular bus service which runs to Northampton where the train station offers mainline services to both Birmingham New Street and London Euston.

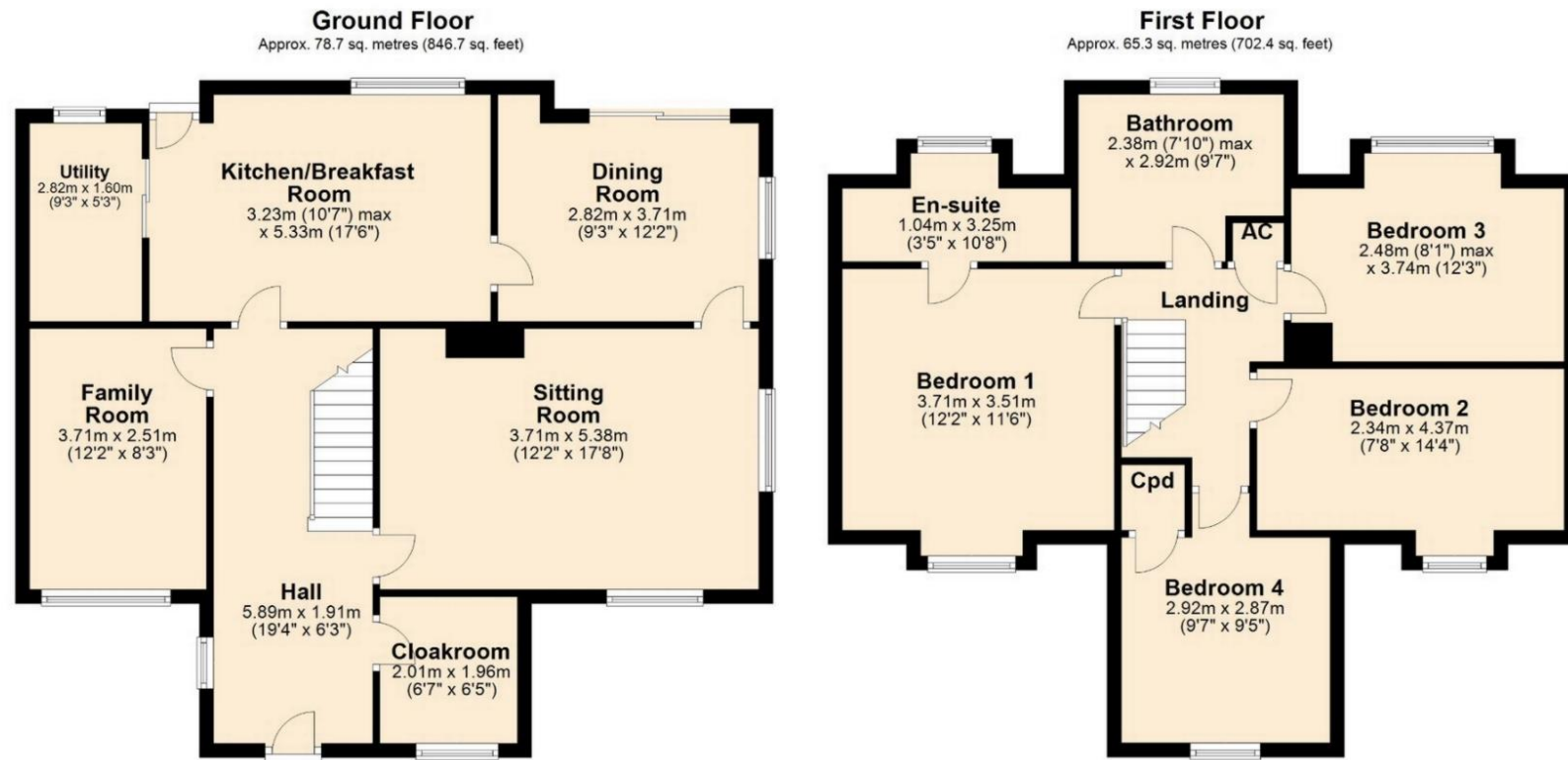
## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



## FLOORPLAN

TOTAL AREA: APPROX. 13.38 SQ. METRES (144 SQ. FEET)



Total area: approx. 143.9 sq. metres (1549.0 sq. feet)





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