



**Pyke Way**  
Crick, Northampton

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







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## Pyke Way

Crick, Northampton, NN6 7NZ

TOTAL AREA: APPROX. 175.33 SQ. METRES (1887.2 SQ. FEET)

**A VERY WELL PRESENTED DETACHED HOUSE WITH A STUNNING 23'0 X 18'9 KITCHEN / BREAKFAST / DINING / LIVING ROOM EXTENSION TRANSFORMING THE PROPERTY FROM ITS ORIGINAL DESIGN.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- STUDY
- KITCHEN/ BREAKFAST / LIVING ROOM
- UTILITY ROOM

### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM

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**£595,000 Freehold**







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## THE PROPERTY

The property is in excellent condition throughout and the original owners have added a wonderful extension that is perfect for modern day living.

Inside, there is a good size hall, cloakroom, sitting room with feature fireplace and doors leading out to the garden, family room, study, superb kitchen / breakfast / dining / living room with granite topped units and built in appliances to include two ovens, hob, two fridges, freezer, wine cooler and dishwasher. There is a large central island incorporating a breakfast bar plus two sets of bi-fold doors and lantern roof creating a wonderful 21st Century living space. There is also a utility room.

On the first floor the main bedroom has built in wardrobes and an en-suite shower room, there are three further bedrooms which all benefit from built in wardrobes and a family bathroom with separate shower cubicle and bath.

Outside, there is a good size driveway, a detached double garage and the private rear garden is landscaped incorporating a lawn with planted borders, two patio areas leading from the sitting room and kitchen and a further patio area with pergola creating options for outdoor entertaining both in and out of the sun.

EPC Rating TBC. 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	Ask Agent
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	Double 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
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

The large and vibrant village of Crick is set on the Grand Union Canal and has a large marina where the famous annual Crick Boat Show is held. A variety of other local amenities include a well-regarded primary school feeding Guilsborough secondary school, a fine church housing a rare church organ, B&B, post office/general stores, small supermarket, three public houses and an ex-serviceman's club. Very well placed for road communications, the village has been bypassed by the A428 Rugby to Northampton road which in turn links to both the A5 and M1 J18 just over 1 mile away. Public transport options are also well catered for via a regular bus service to the towns of Northampton (14 miles) and Rugby (6 miles) both of which offer high street shopping and leisure facilities plus mainline train services to London Euston and Birmingham New Street from nearby Long Bucky and Rugby stations.

## 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.

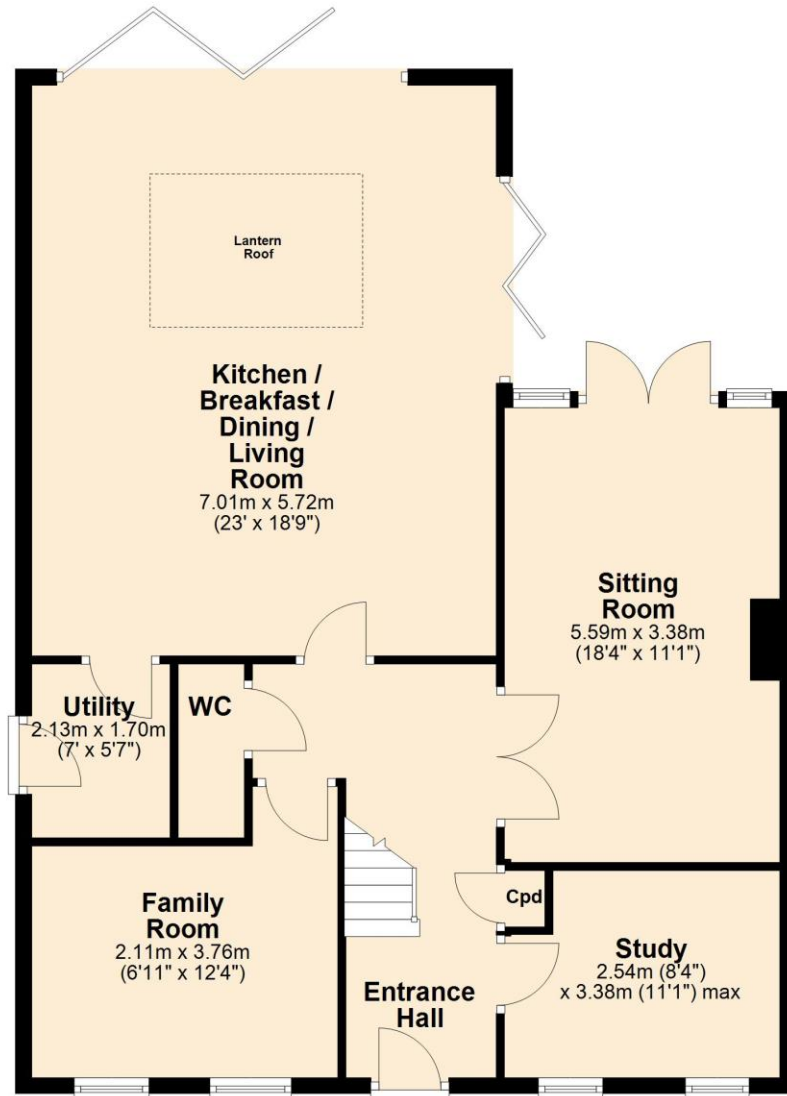


## FLOORPLAN

TOTAL AREA: APPROX. 175.33 SQ. METRES (1887.2 SQ. FEET)

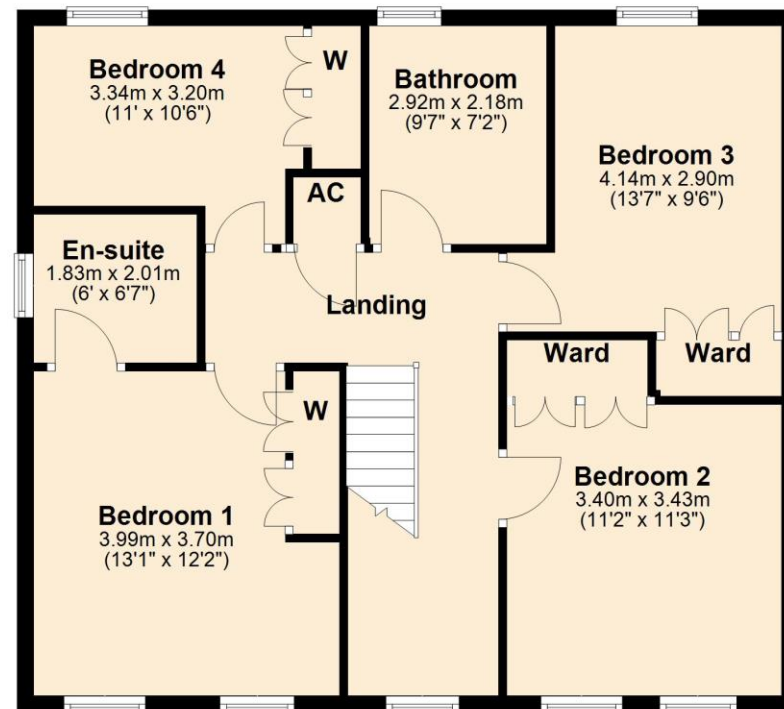
### Ground Floor

Approx. 96.9 sq. metres (1042.9 sq. feet)



### First Floor

Approx. 79.5 sq. metres (855.4 sq. feet)







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