



**Marriotts Road**  
Long Buckby, Northampton

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





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## Marriotts Road

Long Buckby, Northampton, NN6 7QY

TOTAL AREA: APPROX. 186.5 SQ. METRES (2007.5 SQ. FEET)

**A FINE INDIVIDUAL DETACHED PROPERTY STANDING OPPOSITE THE PICTURESQUE VILLAGE DUCK POND AND ENJOYING VIEWS OF THE COUNTRYSIDE BEYOND.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN / DINING / LIVING ROOM

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### FIRST FLOOR LANDING

- BEDROOM ONE (EN-SUITE)
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM

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### OUTSIDE

- FRONT GARDEN
  - DOUBLE GARAGE
  - REAR GARDEN
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**Offers In Excess Of £610,000 Freehold**







## THE PROPERTY

Situated at the end of a quiet cul-de-sac, the property is close to countryside and just a short walk away from the many village amenities and approximately 1 mile from the railway station.

Inside, it has a 20ft entrance hall, cloakroom, sitting room and kitchen / dining room which is open plan to a garden room with lantern roof and doors leading out to the rear garden.

On the first floor, the 20ft main bedroom has a good size en-suite shower room plus a walk in wardrobe. There are three further double bedrooms, one with a useable balcony overlooking the duck pond. The main bathroom has a shower and contemporary freestanding double ended bath.



Outside, there is a large attractive paved patio area for entertaining plus a further raised decking area. There are established borders, a vegetable patch and gardeners utility area with shed and greenhouse. The double garage has an electric shutter door and EV charging point plus there is a block paved driveway.

Throughout the property standards are high with a smart modern kitchen, cloakroom, bathroom and en-suite plus there is uPVC double glazing and radiator heating.

EPC Rating TBC. Council Tax Band E.



## 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 E                              |
| 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                           |
| 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

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only two 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 although there are other secondary school options in nearby Daventry. In addition to various sporting and social clubs, the village has C of E, Baptist, United Reform and Roman Catholic churches and a very good range of shops and services including small supermarkets, chemist, butcher, hairdresser, estate agent, public houses, restaurants, take away foods, medical practice, dentist and library.

## IMPORTANT NOTICE

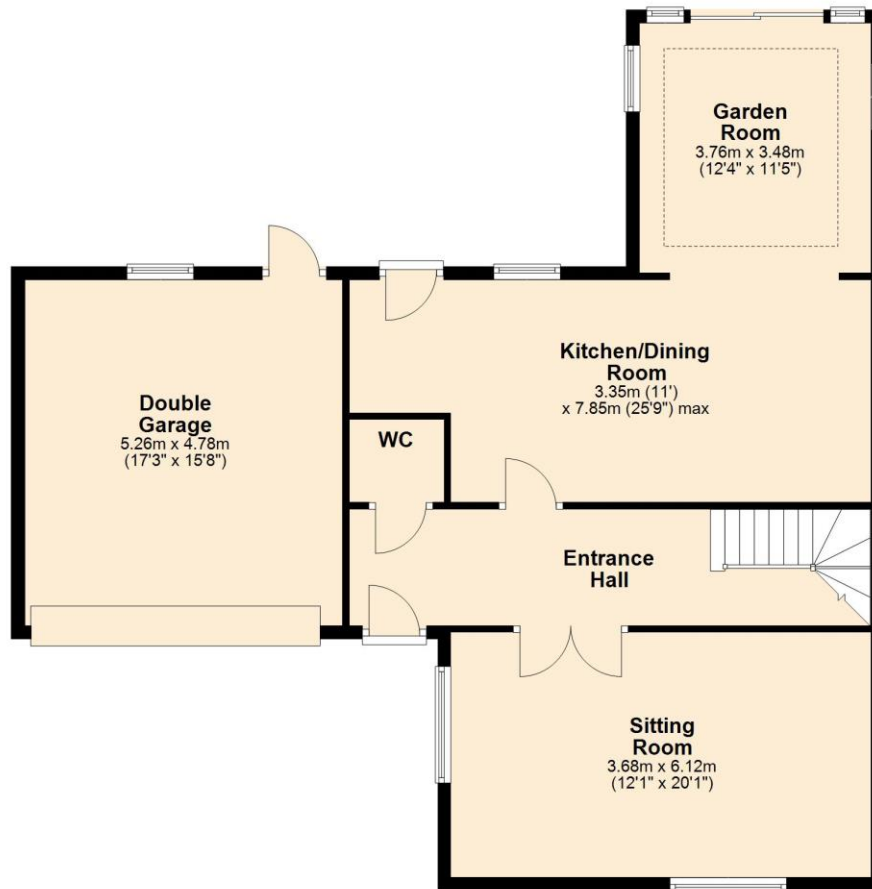
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

## FLOORPLAN

TOTAL AREA: APPROX. 186.5 SQ. METRES (2007.5 SQ. FEET)

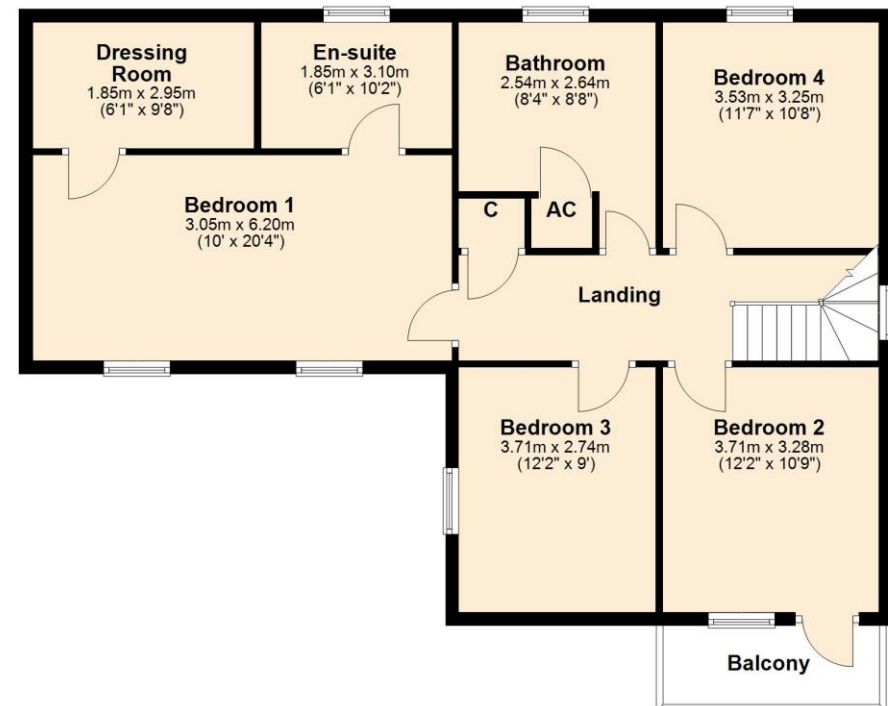
### Ground Floor

Approx. 100.1 sq. metres (1077.3 sq. feet)



### First Floor

Approx. 86.4 sq. metres (930.2 sq. feet)







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