



The Poplars
Guilsborough, Northampton

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



The Poplars

Guilsborough, Northampton, NN6 8PS

TOTAL AREA: APPROX. 183.78 SQ. METRES (1978.2 SQ. FEET)

THIS BEAUTIFULLY EXTENDED AND MUCH-IMPROVED DETACHED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, SET IN A PEACEFUL LOCATION JUST A SHORT STROLL FROM THE VILLAGE PRIMARY AND SECONDARY SCHOOLS, DOCTORS SURGERY, AND SHOP/POST OFFICE.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- FAMILY ROOM
- DINING AREA
- KITCHEN
- UTILITY ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- DRESSING ROOM & EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

£695,000 Freehold





THE PROPERTY

This beautifully extended and much-improved detached home offers spacious and versatile accommodation, set in a peaceful location just a short stroll from the village primary and secondary schools, doctor's surgery, and shop/post office.

The welcoming entrance hall leads to a cloakroom, a generous sitting room with an open fireplace, and a cosy family room-also with an open fireplace. A separate study provides space for two desks, ideal for working from home. The modern kitchen/dining room is well-appointed with built-in appliances and opens directly onto the garden, while a practical utility room adds convenience.



The main bedroom enjoys lovely views to the rear, along with a dressing room and en-suite bathroom. Bedroom two also benefits from rear views and its own en-suite shower room. Two additional bedrooms are served by a stylish family bathroom.

To the front, there's a lawned garden, driveway, detached double garage, bin store, and woodstore. The good size, private rear garden features a spacious paved sun terrace, lawn, fruit trees, flowering plants, and formal box hedging-ideal for relaxing or entertaining.

EPC Rating TBC. Council Tax Band G.

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 G
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	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

Guilsborough is a highly sought after village in NW Northamptonshire with excellent road links positioned 11 miles north of Northampton, 10 miles east of Rugby and 11 miles south of Market Harborough - all of which offer mainline train stations. With exceptional facilities for a village with a population of just over 700 residents, it offers education facilities from 2-18 years with a Pre-School, Primary School and Guilsborough Secondary School and has its own fire station, health centre with pharmacy, village hall providing a venue for numerous activities and clubs, sports pavilion/playing fields which is home to several sports teams, well-stocked shop/post office/coffee shop, hairdressing salon and amateur dramatics group as well as St Etheldreda's Church which possesses Saxon remnants among its Norman architecture.

IMPORTANT NOTICE

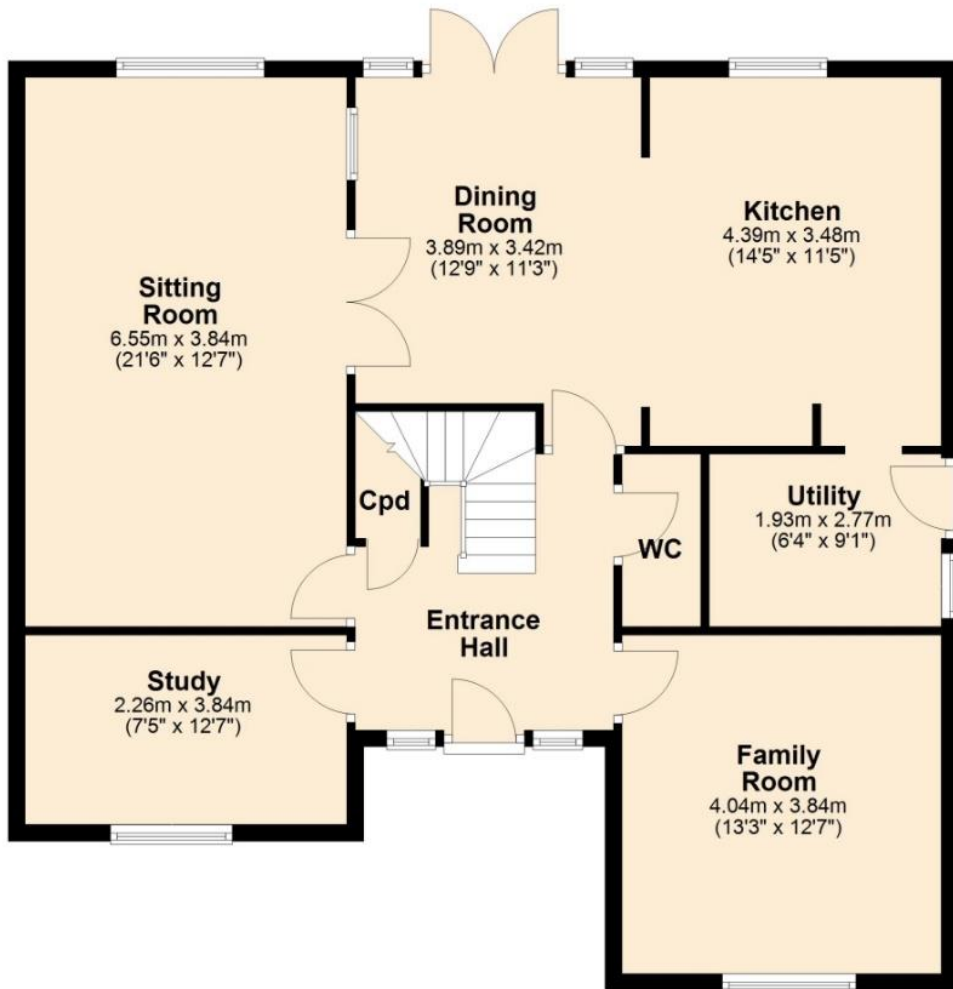
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

FLOORPLAN

TOTAL AREA: APPROX. 183.78 SQ. METRES (1978.2 SQ. FEET)

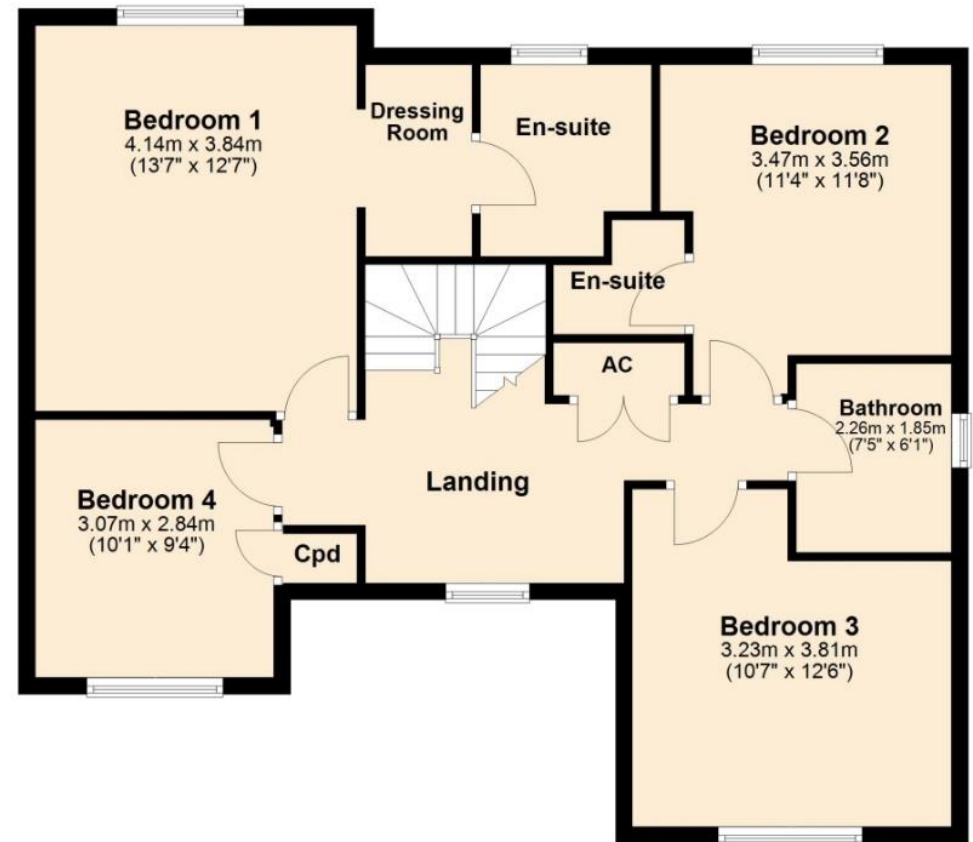
Ground Floor

Approx. 99.8 sq. metres (1074.4 sq. feet)



First Floor

Approx. 84.0 sq. metres (903.8 sq. feet)





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