



Ewart Close

Long Buckby, Northampton

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



Ewart Close

Long Buckby, Northampton, NN6 7ZE

TOTAL AREA: APPROX. 219 SQ. METRES (2357.3 SQ. FEET)

A HIGH-QUALITY, UPGRADED FIVE-BEDROOM MODERN FAMILY HOME, SET IN A PEACEFUL CUL-DE-SAC WITH AN ELEVATED SOUTH-WEST FACING OUTLOOK BEST ENJOYED FROM ITS LARGE BALCONY.

GROUND FLOOR

- OPEN PLAN LIVING / DINING / KITCHEN
- UTILITY ROOM
- CLOAKROOM
- TWO BEDROOMS
- SHOWER ROOM

OUTSIDE

- DRIVEWAY
- GARAGE
- OFFICE
- REAR GARDEN

LOWER GROUND FLOOR

- FAMILY / GAMES ROOM
- BEDROOM ONE (EN-SUITE)
- TWO FURTHER BEDROOMS
- BATHROOM

Guide Price £850,000 Freehold





THE PROPERTY

A high-quality, upgraded five-bedroom modern family home, set in a peaceful cul-de-sac with an elevated south-west facing outlook best enjoyed from its large balcony.

Designed with versatility and comfort in mind, the property offers adaptable accommodation over two levels, including ground-floor bedrooms and bathrooms. The enhanced specification includes air conditioning, solar panels, and an EV charging point.

The main living area is a spacious open-plan hub, complete with a contemporary log burner, feature TV wall, air conditioning, and direct access to a 14ft x 12ft balcony overlooking the garden and beyond.

The kitchen was stylishly refitted in 2022 by Wren, featuring integrated appliances, Quooker tap, concealed lighting, and a breakfast bar.

A utility room and cloakroom add practicality, while two flexible rooms on this floor can serve as bedrooms or reception spaces, alongside a modern shower room.

On the lower ground floor, the 21'2 x 13'2 family/games room opens onto the garden through bi-fold doors, creating an ideal space for entertaining.

The air-conditioned principal bedroom boasts a fully fitted walk-in wardrobe and a luxurious en-suite with both bath and shower. Two further bedrooms and an additional bath/shower room complete this level.



Externally, the property offers a generous driveway with parking and turning space for several vehicles, along with a double garage that incorporates an air-conditioned office.

The rear garden is mainly laid to lawn, with a large full-width paved patio perfect for outdoor dining and relaxation.

Planning permission has been granted for a further two bedrooms, dressing room and en-suite.

There is a £40pcm charge for a maintenance fund for the communal access road.

EPC Rating B. Council Tax Band D.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	B
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	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Ask Agent
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

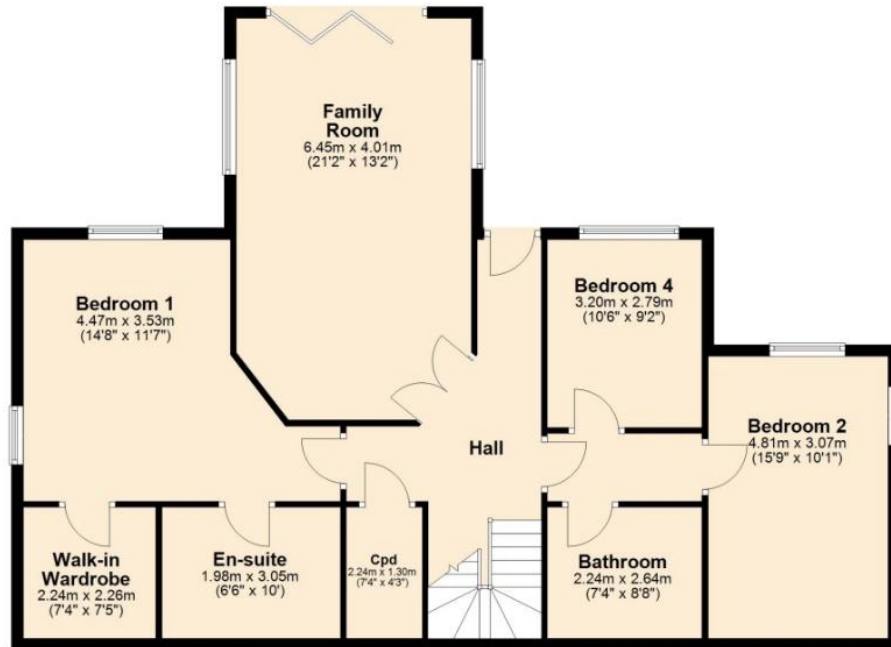
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

FLOORPLAN

TOTAL AREA: APPROX. 219 SQ. METRES (2357.3 SQ. FEET)

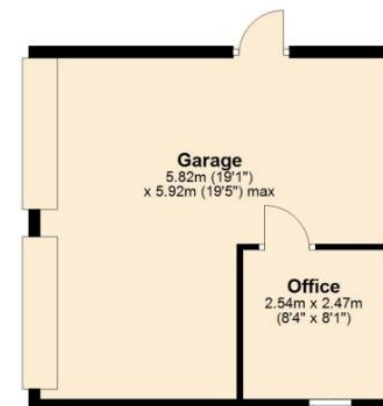
Lower Ground Floor

Approx. 108.9 sq. metres (1172.0 sq. feet)



Ground Floor

Approx. 110.1 sq. metres (1185.3 sq. feet)





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