



Connells

Oaklands
Bugbrooke Northampton



Property Description

The ground floor truly shines with its versatile layout, including a bright and airy lounge, perfect for relaxation. Adjacent is a separate generous dining room, ideal for family meals. The practical kitchen serves the dining area efficiently. A standout feature is the additional study/playroom, offering invaluable flexible space – whether you need a dedicated home office or a quiet hobby room. Furthermore, the property benefits from a good sized storage room, providing practical solutions for family life. Upstairs, you'll find two spacious double bedrooms alongside a versatile single bedroom, perfect as a child's room or guest space. Outside the property continues to impress with a convenient private driveway. Step out to the rear and discover the landscaped and well-presented garden.

Bugbrooke is more than just a location; it's a lifestyle. This vibrant and historical village (with mentions in the Domesday Book!) is renowned for its charming rural setting and strong community spirit. Residents benefit from a blend of excellent village amenities, including local shops and reputable schools, all within a friendly and accessible environment. Enjoy scenic walks along the Grand Union Canal or explore the stunning Northamptonshire countryside right on your doorstep. For commuters, Bugbrooke boasts excellent transport links, just seven miles south-west of Northampton and benefiting from its close proximity to the M1 motorway, providing easy access to London and the North.

Entrance Hall

Double glazed door to the front aspect. Wall mounted radiator.

Office / Playroom

7' 2" x 7' 4" (2.18m x 2.24m)

Storage cupboard housing fuse board. Wall mounted radiator.

Lounge

14' 7" x 10' 8" (4.45m x 3.25m)

Double glazed window and sliding doors to the rear aspect. Chimney breast. Wall mounted radiator.

Dining Room

8' 2" x 11' 2" (2.49m x 3.40m)

Double glazed sliding doors to the rear aspect. Wall mounted radiator.

Kitchen

8' 8" x 12' 9" (2.64m x 3.89m)

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Double glazed window to the front aspect.

Landing

Access to loft space. Double glazed window to the side aspect.

Bedroom One

15' 5" x 8' 10" (4.70m x 2.69m)

Double glazed window to the rear aspect. Wall mounted radiator. TV point.

Bedroom Two

8' 10" x 10' 10" (2.69m x 3.30m)

Double glazed window to the front aspect. Wall mounted radiator.

Bedroom Three

5' 11" x 8' 1" (1.80m x 2.46m)

Double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

Bath with shower over, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the front aspect.

Outside

Rear Garden

South facing. Laid to lawn. Patio area. Flower beds. Enclosed by fencing.

Garage

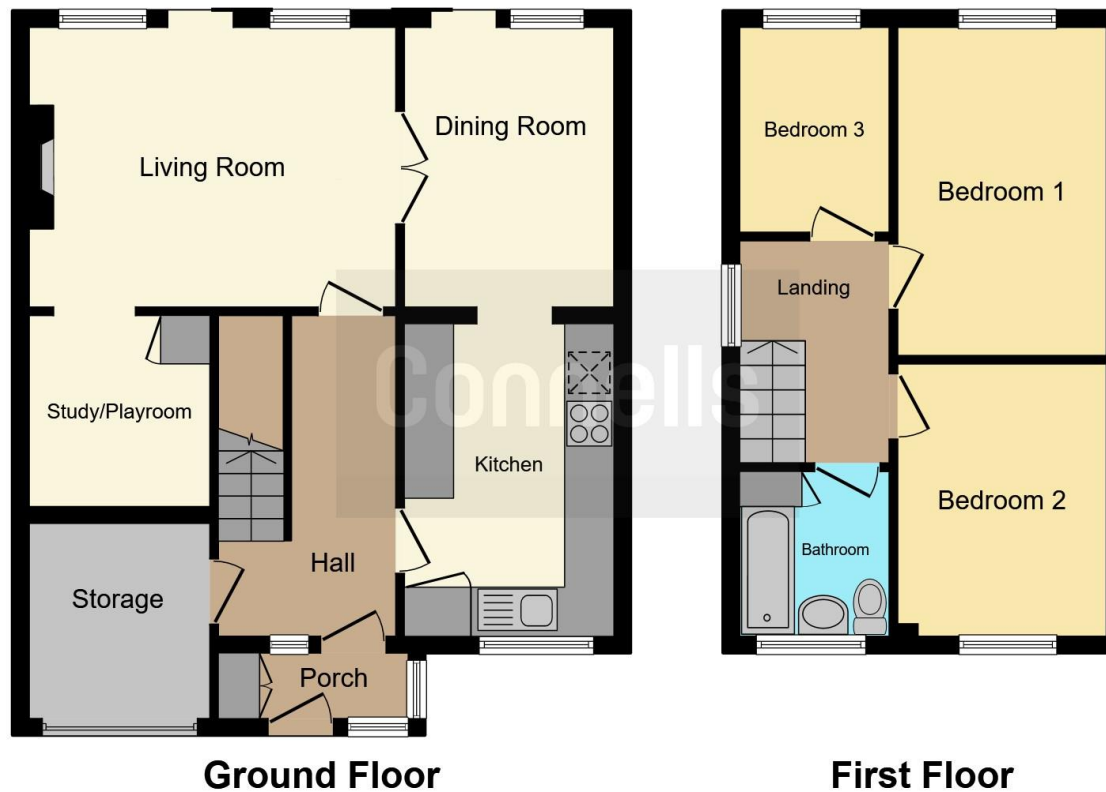
7' 8" x 9' 7" (2.34m x 2.92m)

Up and over doors.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: NHT414562 - 0002