



Mission Cottage, 4 Bugbrooke Road, Kislingbury, Northampton, NN7 4AY

HOWKINS &
HARRISON

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Guide Price: £595,000

A charming stone built detached cottage dating back to 1840, which has undergone a number of improvements in the last 5 years which now offers stylish and well appointed accommodation in the sought after village of Kislingbury.

Features

- Stunning cottage dating back to 1840
- Sitting room with feature fireplace
- Impressive kitchen/dining room
- Playroom & utility room
- Reception hall & cloakroom
- Three bedrooms & study
- Stylish en-suite & family bathroom
- Charming gardens & parking



Location

The pretty village of Kislingbury is situated approximately two miles from junction 16 of the M1 motorway and approximately three and a half miles from junction 15a.

The village provides various amenities including a Parish Church, public houses, play park, cricket club and a primary school. Secondary education can be found at Campion School in Bugbrooke. Nearby private schools are Quinton House and Northampton School for Girls. A wide range of shops are available in Northampton (4 miles) together with train services into London Euston with journey times of around one hour.

Sporting activities in the area include motor racing at Silverstone, Northampton Saints rugby and Northampton Cobblers football at Sixfields, sports complexes in Northampton and Towcester, golf at Harlestone, Chapel Brampton and Collingtree Park, sailing at Pitsford Reservoir and horse racing at Towcester.



Ground Floor

The accommodation to Mission cottage is entered through a hardwood door into the porch, with a slate tiled floor and stable door into the reception hall where modern wood effect flooring can be found throughout the ground floor accommodation, stairs that rise to the first floor, an understairs cupboard, UPVC French doors onto the garden and doors off to all principal rooms as well as the cloakroom. The sitting room has a wonderful brick built fireplace with Oak Bressummer and burner, exposed ceiling beams and a bay window overlooking the garden.

An impressive kitchen/breakfast room has a range of refitted cabinets, butchers block working surfaces incorporating a deep sink, Smeg dishwasher, fridge/freezer, concealed Vaillant gas fired boiler, gas point for range style cooker and UPVC door onto the garden. The playroom has fitted cupboards and shelving to one wall and a utility room has been created which has fitted cabinets, working surfaces, plumbing for washing machine and an internal door into a garage store which has an up and over door.





First Floor

The first floor has three bedrooms, study/nursery and a refitted family bathroom, the master bedroom enjoys an open aspect to the front and has fitted wardrobes and a stylish refitted en suite shower room.

Outside

The charming gardens are enclosed by stone built walls, a paved patio seating area, artificial grass with established planting retained by sleepers and gated access to the front of the cottage.

There are two parking spaces which are directly in front of the cottage and a further space to the rear.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

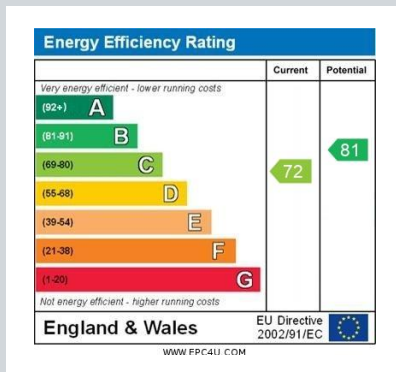
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700

Council Tax Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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