



10 Badeslade, Buckton Fields, Northampton, NN2 8FH

**HOWKINS &
HARRISON**

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Guide Price £365,000

An immaculate modern 3 bedroom detached house situated on the popular development of Buckton Fields.

Features

- Detached house
- Sitting room
- Kitchen/dining room
- Three bedrooms
- En-suite to master
- Cloakroom
- Garage store & home office
- Garden with outside entertaining area
- Further outside home office/gym



Location

Buckton Fields is located just off the A508 (Market Harborough Road), approximately 3.5 miles north of Northampton town centre and 1.5 miles north of the suburb of Kingsthorpe where there is a good shopping complex including Waitrose. Nearby Boughton village offers excellent primary schooling and there is village hall, church and public house. Buckton Fields is well placed for communications being 4.5 miles from Northampton Station, which provides main line train services to London Euston as well as Wellingborough railway station, which provides a service to London St Pancras.



Ground Floor

The ground floor is entered through a composite front door, modern flooring that continues into the sitting room, stairs that rise to the first floor accommodation and cloakroom. An impressive kitchen/dining room is fitted with a range of modern high gloss cabinets, working surfaces incorporating a sink unit, gas hob, oven, washing machine, dishwasher and uPVC French doors onto the garden.

First Floor

The first floor master bedroom comes with fitted full length mirrored wardrobes and an en-suite shower room, two further bedrooms and family bathroom suite.

Outside

A driveway provides off road parking and leads to a single garage which has been part converted to accommodate a useful home office yet still retaining a garage store area at the front. Gated side access leads into the rear garden that enjoys a paved patio seating area, timber decking and lawned gardens with a timber built summer house, which is utilized as another home office with a adjoining cover seating area.

Viewing Arrangements

Strictly by prior appointment via the 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

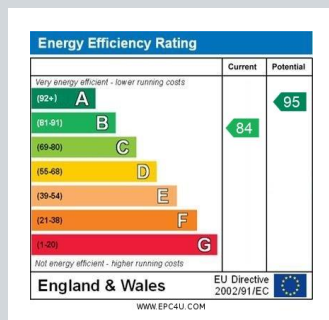
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Daventry Area

Tel:0300-1267000

Council Tax Band- D



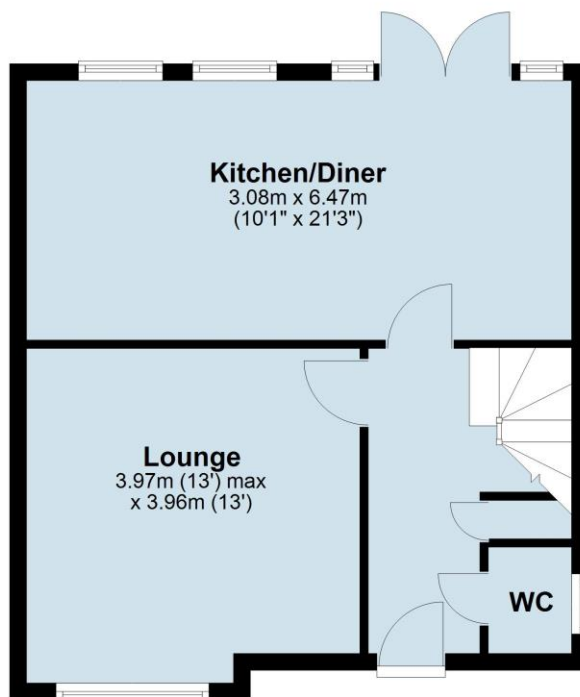
Howkins & Harrison

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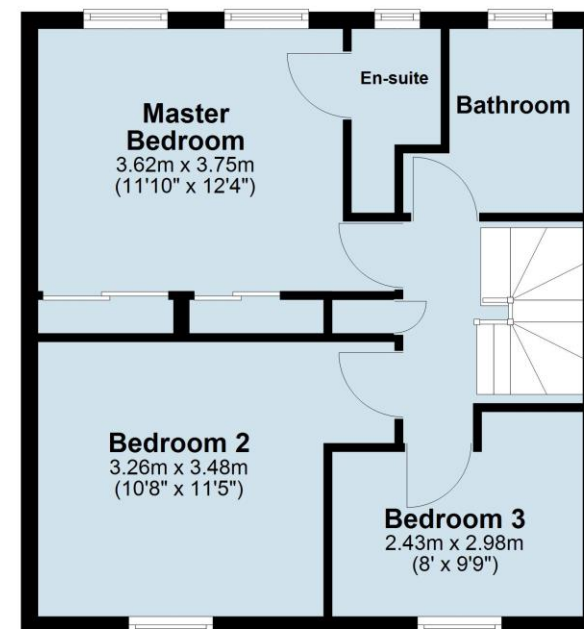
Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



Total area: approx. 95.9 sq. metres (1032.5 sq. feet)

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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