



10 The Paddocks, Bugbrooke, Northamptonshire, NN7 3QR

HOWKINS &
HARRISON

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Guide Price £550,000

An immaculately presented detached family home occupying a generous and established plot positioned in a quiet cul-de-sac of similar properties mainly constructed in the 1960's in the highly regarded village of Bugbrooke. The property has recently undergone partial refurbishment and lends itself to extending the current accommodation, subject to the relevant permission.

Features

- Detached family home
- Sitting room
- Dining room
- Conservatory
- Refitted kitchen & utility
- Four bedrooms, shower room & bathroom
- Double garage
- Established gardens & ample parking
- No upper chain



Location

Bugbrooke nestles in rolling countryside, southwest of Northampton, with a narrow brook dividing the conservation area in two. The village has a church, primary and secondary school, doctors' surgery, three public houses and local village shops. Towcester is approximately 6 miles away; Northampton is also 6 miles and Milton Keynes 18 miles. There is good access to the A5, A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Outside

Set back from the road with mainly lawned gardens and established planting, a block paved driveway provides ample parking and gives access to a double garage. Established and private gardens to the rear are mainly lawned with mature planting and a paved area in front of the summerhouse. There is a block paved area to one side of the property which could lend itself to extend subject to planning, and currently houses a greenhouse and garden shed.



Ground Floor

Upon entering the property through a modern composite front door, you are greeted with a spacious entrance hall with recently fitted modern flooring, stairs rising to the first floor accommodation, understairs cupboard and a refitted cloakroom.

The sitting room features a Gazco gas fire, with double doors into the dining room and further door into the conservatory, which both enjoy an aspect over the rear garden. The recently refitted kitchen comes with a range of high gloss cabinets, working surfaces and appliances to include 'Bosch' dishwasher, induction hob and oven, also with an extractor hood and microwave, there is also an integrated AEG fridge/freezer and a door to the side of the property. The utility room has matching cabinets, sink unit, plumbing for washing machine and a 'Worcester' gas fired boiler.

First Floor

The first floor has four bedrooms, a shower room with a Mira power shower, and an adjoining family bathroom with a bath, twin wash basins, WC and airing cupboard.

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

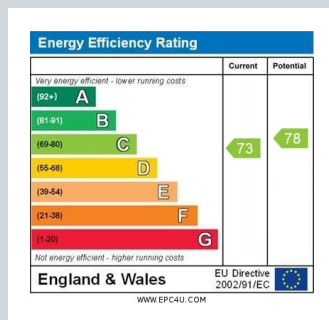
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

South Northamptonshire Council.

Tel:0300-1267000

Council Tax Band- F

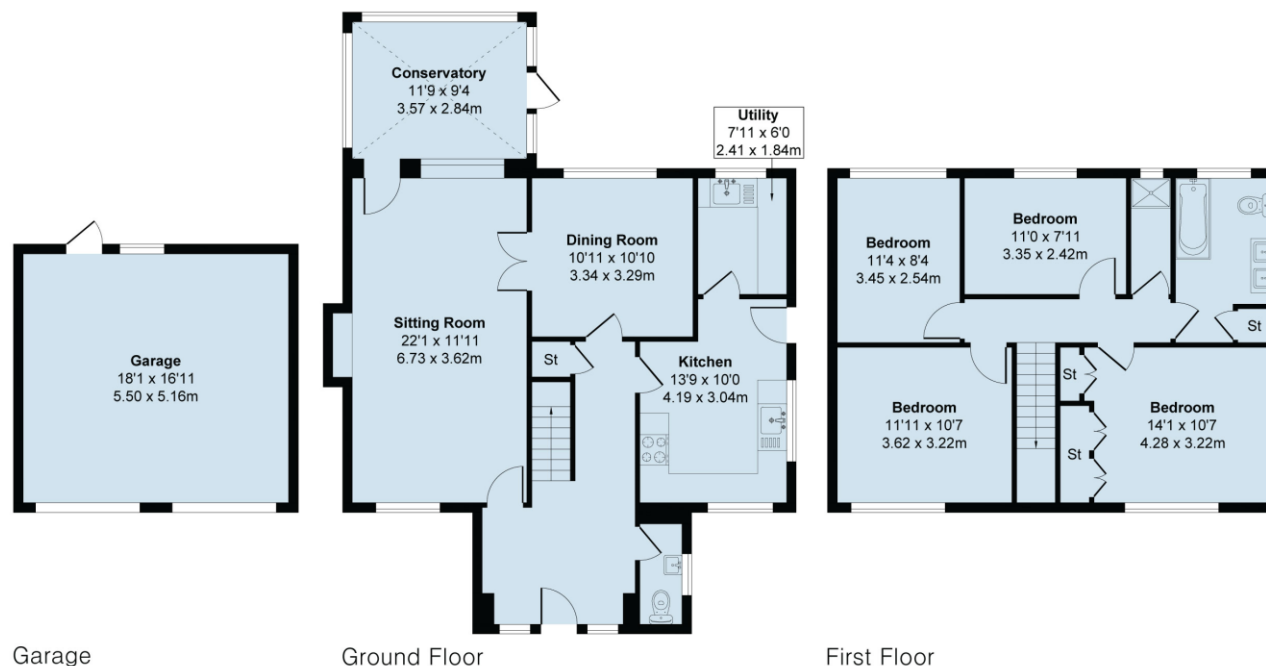


Approximate Gross Internal Area 1548 sq ft - 144 sq m (Excluding Garage)

Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 652 sq ft – 61 sq m

Garage Area 305 sq ft – 28 sq m



Howkins & Harrison

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