



**25 Highwayman Close, Buckton Fields, Northampton, NN2 8FQ**  
**Guide Price £250,000 Freehold**

Situated within the sought after location of Buckton Fields, is this beautifully presented two bedroom semi-detached house benefitting from two car driveway and en-suite. The ground floor accommodation comprises entrance hall, lounge, kitchen, utility area and WC. To the first floor there are two double bedrooms with an en-suite to the second bedroom and a family bathroom. Outside to the rear there is a fully enclosed garden with gated side access, patio area and lawn area. To the front there is a frontage area with shrubs, off road parking for two cars and a pleasant outlook to the front and side onto green space. Call 01604 722197 to arrange an appointment. EPC Rating: B. Council Tax Band: C

**Beautifully Presented | Two Bedroom Semi Detached | En-Suite | Downstairs WC | Parking For Two Cars | Pleasant Outlook**

modern marketing · traditional values

### ENTRANCE HALL

Entry via uPVC semi obscured glazed door. Radiator. Staircase rising to first floor landing. Fuse box. Door to lounge.

### LOUNGE 4.4m x 3.2m (14'5 x 10'6)

uPVC double glazed windows to side and front elevations. Radiator. Storage cupboard. Opening into the kitchen.

### KITCHEN 3.19m x 3.21m (10'6 x 10'6)

uPVC double glazed windows and doors to rear elevation and providing access to the garden. Vinyl flooring. Base and wall mounted Shaker style cupboards with roll top wood effect surface over with upstands. Tiled splash backs. Integrated oven, with glass hob over and extractor fan with co-ordinating glass splash backs. One and a half bowl sink and drainer with mixer tap over. Space for dishwasher. Radiator. Integrated fridge freezer. Opening into the utility area.

### UTILITY

Base and wall mounted Shaker style cupboard with space for washing machine, with wood effect roll top surface over and upstands. Vinyl flooring. Door to WC.

### WC

Suite comprising wall mounted sink with mixer tap and low flush WC. Vinyl flooring. Radiator. Tiled splash back areas.

### FIRST FLOOR LANDING

Access to loft space. Doors to bedrooms and bathroom.

### BEDROOM ONE 2.6m x 4.2m (8'6 x 13'9)

uPVC double glazed window to front elevation. Fitted cupboard.

### BEDROOM TWO 2.7m x 3.0m (8'10 x 9'10)

uPVC double glazed window to rear elevation. Radiator. Door to en-suite.

### EN-SUITE

uPVC double glazed obscured window to rear elevation. Extractor fan. Heated towel rail. Vinyl flooring. Suite comprising wall mounted wash hand basin, low level WC and enclosed shower cubicle with glass door and wall mounted shower. Tiled splash back areas.

### BATHROOM 2.1m x 1.7m (6'11 x 5'7)

uPVC double glazed obscured window to side elevation. Heated towel rail. Tiling to splash back areas. Suite comprising pedestal wash hand basin, low flush WC and panel bath with shower over with glass shower screen. Extractor fan. Vinyl flooring.

### OUTSIDE

#### FRONT GARDEN

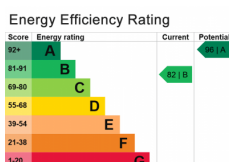
Frontage with shrubs and path to tarmac parking spaces.

#### REAR GARDEN

Fully enclosed by timber fencing. Patio area, with steps up to slightly elevated lawn area. Gated side access.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

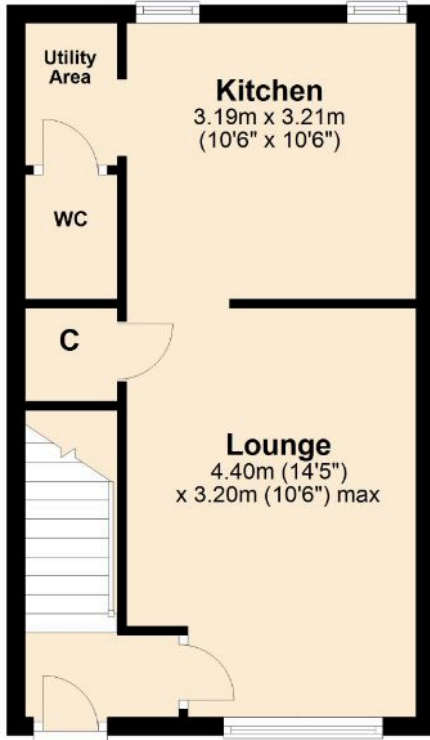


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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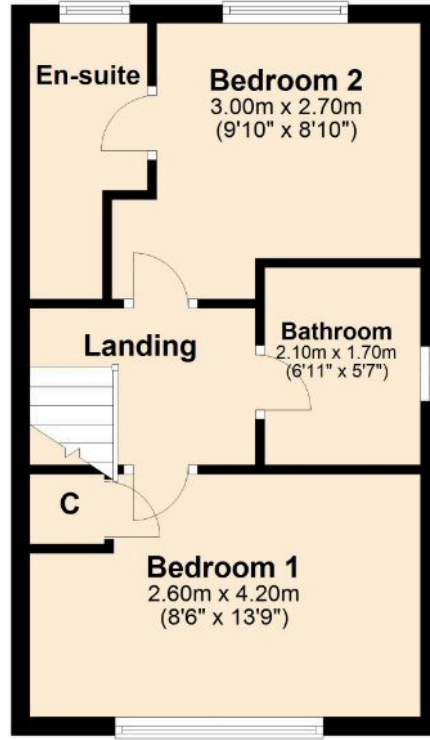
### Ground Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 66.2 sq. metres (713.1 sq. feet)



### LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.



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