



30 Watson Road, Long Buckby, Northamptonshire, NN6 7PS

HOWKINS &
HARRISON

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Guide Price: £300,000

A beautifully presented, newly refurbished four bedroom semi-detached property set in a quiet cul-de-sac location complete with a new kitchen, double glazing and new carpets throughout. The property is located in the popular village of Long Buckby with a large private south westerly facing garden and parking for several cars and a single garage.

Features

- Refurbished four bedroom semi detached house
- New refitted kitchen & appliances
- Sitting room & separate dining room
- Downstairs study/bedroom three
- New UPVC double glazing
- Large south westerly rear garden & quiet cul de sac location
- Parking for several cars & garage
- Sought after village location close to amenities
- Energy Rating- E



Location

The village of Long Buckby is midway between Northampton and Rugby and four miles to the east of the market town of Daventry and includes two smaller hamlets of Murcott and Buckby Wharf, on the Grand Union Canal and is only two miles from the M1 J18 Watford Gap. The village has a local railway station with mainline service to London (Euston) and Birmingham (New Street).

Guilsborough Secondary School approximately six miles away. Other schools easily accessible include Northampton School for Boys, Northampton School for Girls and Lawrence Sheriff and Rugby High grammar schools. Independent schools include Spratton Hall, Bilton Grange, Pitsford School, Rugby School, Princethorpe College, Quinton House, Northampton High School and Coventry School Foundation Schools.

There is a very good range of shops including an artisan bakery, delicatessen, two small supermarkets, designer dress boutique, pharmacy, butchers and gift shops. Services include restaurants and take-aways, hairdressers and gym in addition to popular rugby and football clubs plus scouting and other youth and community organisations. There is a medical practice, two dentists, library and three pubs in addition to three active churches.



Ground Floor

This versatile accommodation is complete with four reception rooms to the ground floor allowing for downstairs bedrooms as an option, and includes a conservatory to the rear. The kitchen has been recently refitted with high gloss modern grey units, fitted appliances and laminate flooring. There is a large light and airy dining room next to the kitchen, a ground floor bathroom with a white suite and a shower over the bath. The study/bedroom three is to the rear of the property along with a large sitting room with sliding doors through to the conservatory.

First Floor

The first floor has two large double bedrooms, bedroom four is a single bedroom and is currently used as a dressing room.

Outside

The front garden has been gravelled to allow for extra parking, to the side of the property is a driveway with a five bar gate giving more parking in front of the single garage. The large rear garden is private and south westerly facing, it is mostly laid to lawn with mature shrubs and borders to the sides along with access to the garage and patio areas.

Viewing

Strictly by prior appointment via the selling agents. Contact 01327 316880.

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

Daventry District Council Tel: 01327 871100

Council Tax Band – C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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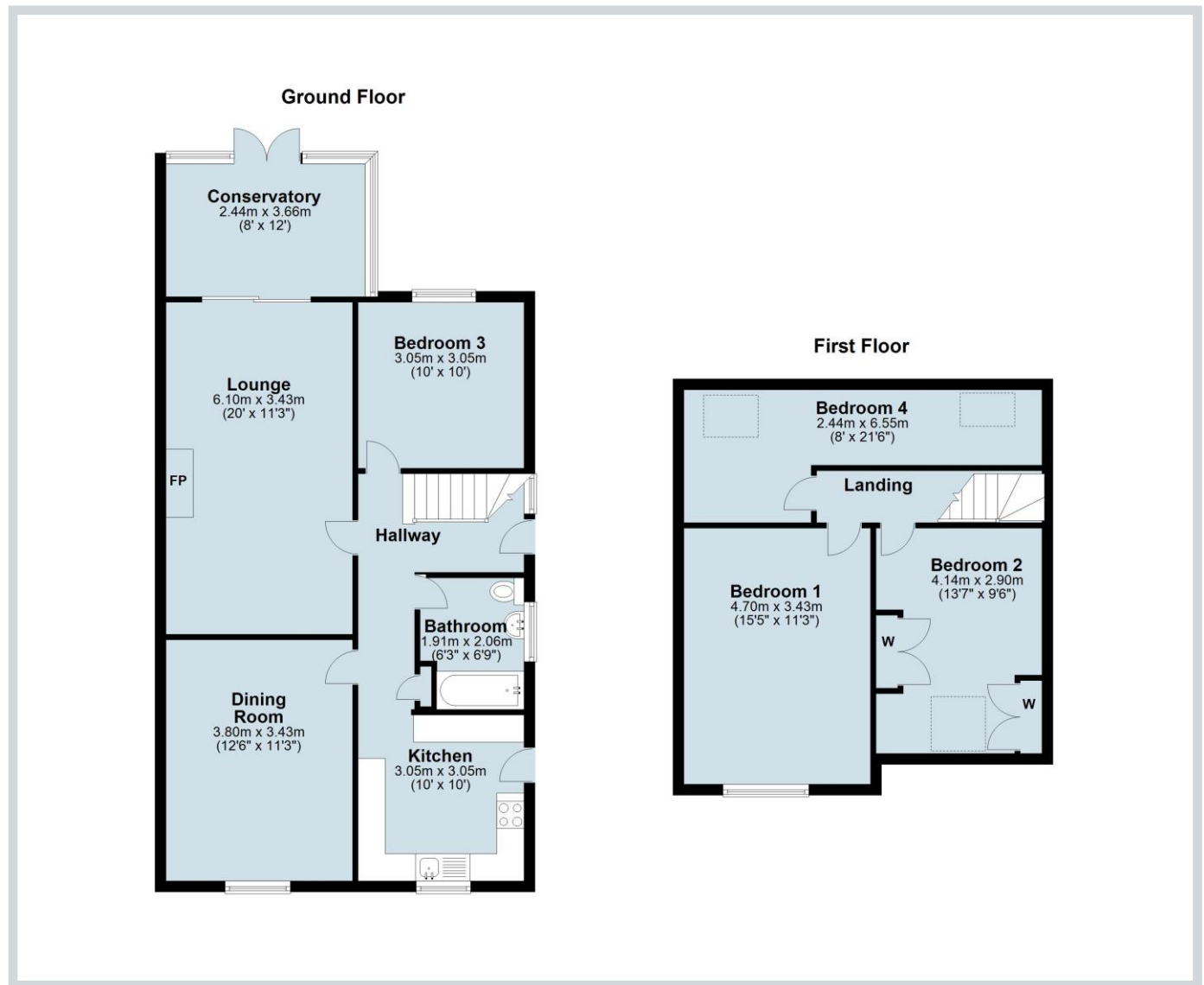


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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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.