



Rookery Nook, Bunkers Hill, Badby, Northamptonshire, NN11 3AW

HOWKINS &
HARRISON

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Guide Price: £425,000

Situated in a quiet, pretty corner in the popular village of Badby, we are pleased to offer for sale this three bedroom detached stone house, with no onward chain. The property is complete with a conservatory, single garage, downstairs shower room, fitted kitchen, utility room, dining room, sitting room, three bedrooms and a family bathroom.

Features

- Detached three bedroom stone property
- Shaker style fitted kitchen with fitted appliances
- Two reception rooms
- Utility room
- Lovely conservatory
- Downstairs shower room & family bathroom
- Mature rear garden
- Garage at the rear
- Close to local amenities and beautiful country walks
- Energy Rating – D



Location

Badby Village is situated near the source of the River Nene and at the start of The Nene and Knightley Ways. The nearby Badby Woods are famous for their bluebells in spring, which is private land and part of the Fawsley Estate, but is open to all visitors to enjoy its natural beauty. It is a protected wildlife area and stretches from Badby to Fawsley. Badby village has a community primary school taking children up to the age of 11 as well as two places of worship, The Badby United Reformed Church and St Marys The Virgin - Badby Parish Church. The local rail stations are Long Buckby, Rugby and Banbury and services reach London, Birmingham and the rest of the country.



Ground Floor

The hallway with wood effect flooring leads through to the ground floor shower room with shower cubicle, WC, hand basin and storage cupboards, The kitchen has a tiled floor and is fitted with a large range of shaker style units and fitted appliances, the utility room has matching fitted cupboards and ample space for white goods. The sitting room is fitted with a multi fuel burner and leads through to a good size dining room with patio doors through to the conservatory.

First Floor

Three bedrooms to the first floor, two double rooms and a large single, the family bathroom is fitted with a white suite, vanity unit and a shower over the bath.

Outside

A well planted front garden with mature shrubs with paving to the front door. The rear garden has a dwarf wall with steps up to a grass and decked area, carefully positioned to make the most of the evening sun. The garage to the rear of the property has access via a door from the garden.

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

West Northamptonshire Council
Northampton
Tel:0300-126700

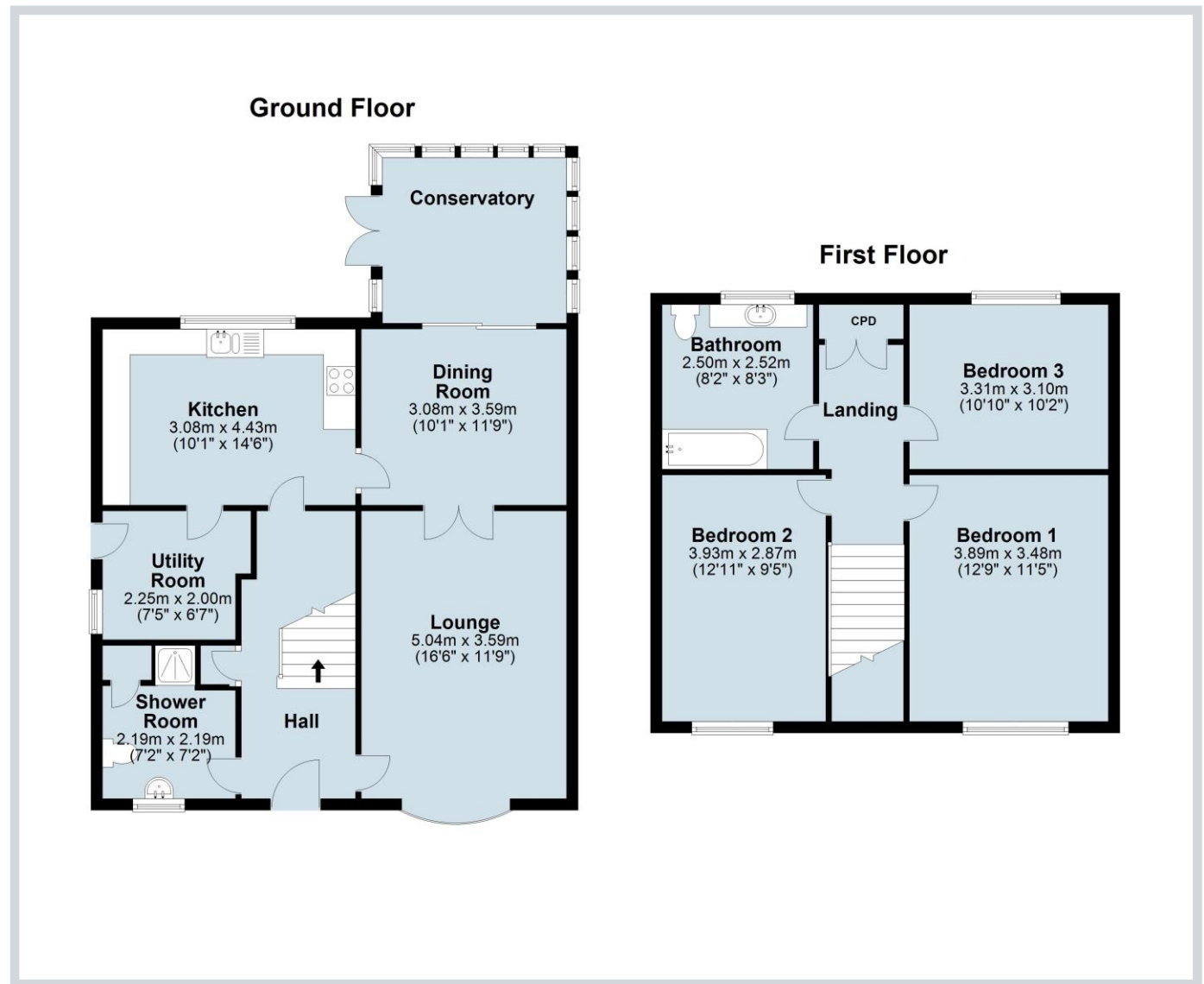
Council Tax Band – E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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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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