



31 Burnham Way, Long Buckby, Northamptonshire, NN6 7WU

HOWKINS &
HARRISON

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Northamptonshire, NN6 7WU

Guide Price: £450,000

A beautifully presented four bedroom detached property with single garage and landscaped rear garden built by Jelson Homes. This property was constructed just over a year ago with nine years remaining on an NHBC guarantee.

Features

- Spacious kitchen/breakfast room
- Sitting room and study
- Cloakroom
- Four double bedrooms
- Principal bedroom with en-suite shower room
- Family bathroom
- Enclosed rear garden
- Tarmacadam drive with parking for two vehicles
- Single garage
- Energy Rating-B



Location

The village of Long Buckby is mid-way 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 (1.5 hours to Euston) and Birmingham (1 hour to New Street). Local village Schools include infants and juniors. There is an outstanding Nursery (Clarecroft) and there are good range of childminders in the village too. Guilsborough Secondary School approximately six miles away, which the Long Buckby Schools feed into. 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

A spacious hall with Herringbone vinyl flooring has stairs rising to the first floor and oak doors leading to the ground floor accommodation including a useful storage cupboard. The flooring extends through to a cloakroom fitted with a wash hand basin and WC and a door leads to the integral garage. The kitchen is located to the rear of the property and is fitted with a variety pale grey shaker style wall and base kitchen cabinets with various storage solutions including pan drawers, cutlery drawers with attractive quartz work surfaces over. Integrated appliances include an AEG gas hob with five burners with stainless steel splashback and extractor fan over, AEG oven and microwave combination oven and grill, dishwasher and fridge/freezer. A further door from the kitchen leads to the utility room which features further wall and base kitchen cabinets along with space and plumbing for a washing machine and tumble dryer. The spacious sitting room has an attractive bay window which overlooks the front aspect and double doors which lead through to the dining room which has patio doors providing access to the rear garden and a further door to the kitchen.



First Floor

A galleried landing has oak doors leading to four bedrooms, the airing cupboard and family bathroom which is fitted with vinyl effect floor tiles. There is grey tiling around the bath and to the splash back areas. The suite comprises a bath with chrome and glass shower screen and shower over, pedestal wash hand basin, WC and chrome heated towel ladder. The principal bedroom is a generous size and overlooks the front aspect with an en-suite attached fitted with vinyl flooring, chrome heated towel ladder, WC, wash hand basin and shower with sliding shower screen, rainforest shower head and separate handheld shower in the fully tiled enclosure. There are three further bedrooms, two of which overlook the rear aspect with the guest bedroom overlooking the front.

Outside

To the front of the property there is a tarmacadam drive with parking for two vehicles in front of the single garage. The front garden is mainly laid to lawn with a planted border with bark chippings. A side gate leads to a paved pathway with decorative pebbles either side which extend to the patio which runs across the rear. The garden is split level bounded by Gabian baskets with the raised level being accessed via steps and laid with Astro turf. There are raised borders planted with a variety of pretty plants and shrubs and the property has a particularly private feel from the brick built and close board fencing.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 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 Tel:0300-126700
Council Tax Band – E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Howkins & Harrison

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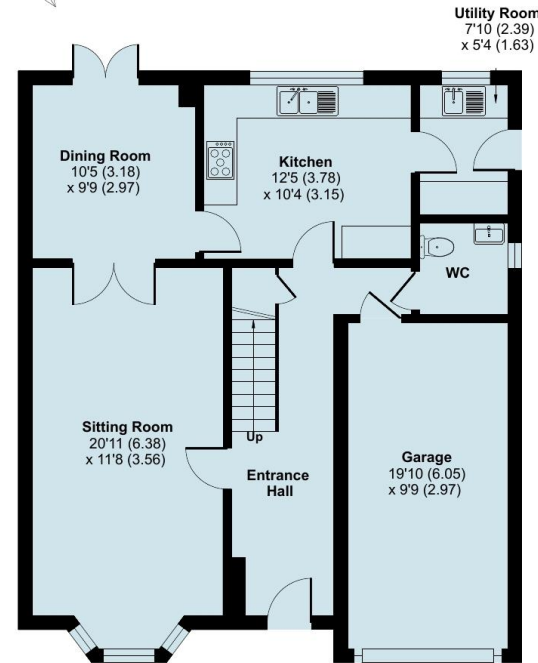
Burnham Way, Long Buckby, Northampton, NN6

Approximate Area = 1594 sq ft / 148 sq m

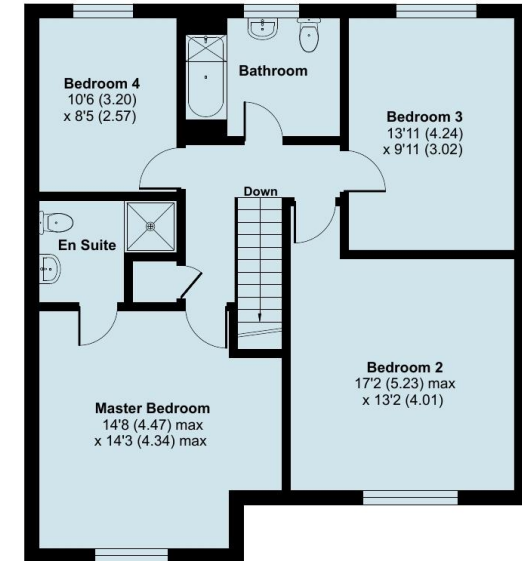
Garage = 190 sq ft / 17.6 sq m

Total = 1784 sq ft / 165.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1190286



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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