



**Bugbrooke Road**  
Gayton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



# Bugbrooke Road

Gayton  
NN7 3EU

Guide Price  
£675,000

Situated in the highly regarded Northamptonshire village of Gayton is this four bedroom detached family home, offered to the market in need of slight modernisation, providing excellent potential for a purchaser to further improve and personalise to their own requirements. The village of Gayton offers a range of local amenities including a primary school, public house, village hall and church, together with attractive countryside walks and access to the Grand Union Canal at nearby Gayton Junction, whilst also being well placed for surrounding villages, Northampton town centre and major road links.

The accommodation comprises spacious entrance hall, large sitting room with access to both the office and conservatory, kitchen/breakfast room, dining room, utility room and cloakroom/WC. To the first floor are three double bedrooms, two of which benefit from en-suite facilities, a further single bedroom and a four-piece family bathroom. Outside are generous front and rear gardens, with the rear garden mainly laid to lawn with patio seating area, two side access points and superb open views over adjoining fields. There is also a converted double garage, now providing a useful garden room/annexe with its own shower room, offering flexible space for a variety of uses. To the front is off road parking for at least six cars. Further benefits include uPVC double glazing and gas radiator heating. (B/2087/M)

AGENTS NOTE - Image enhancement has been used to alter some of the images shown.

- Four bedroom detached family home
- Two en-suite bedrooms
- Three reception rooms and conservatory
- Gas radiator heating
- Generous rear garden with garden room/annexe
- Ample off road parking





GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.

1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: E

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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