



East Street
Long Buckby, Northampton

JACKSON GRUNDY | *The Village Agency*



JACKSON
GRUNDY
ESTATE AGENTS

East Street

Long Buckby, Northampton, NN6 7RB

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

A BEAUTIFULLY PRESENTED DETACHED CHARACTER COTTAGE WITH A STYLISH COUNTRY INTERIOR QUALITY KITCHEN AND BATHROOMS PLUS AN ATTRACTIVE GARDEN AND OFF ROAD PARKING.

GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM

OUTSIDE

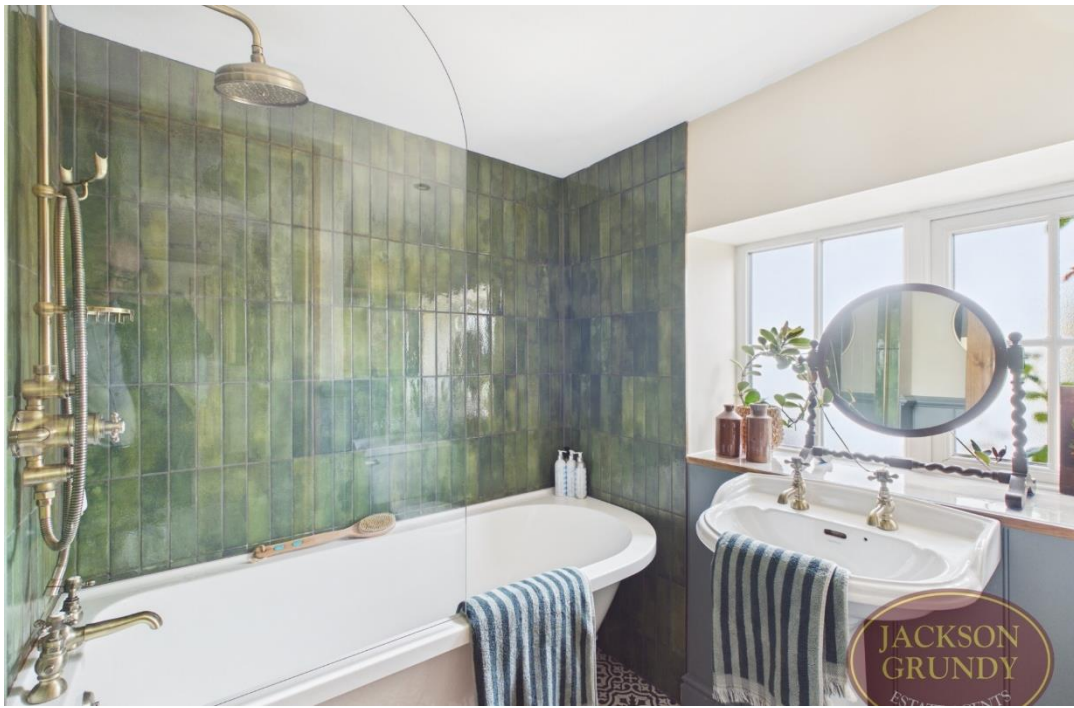
- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

£435,000 Freehold





THE PROPERTY

A beautifully presented detached character cottage with a stylish country interior quality kitchen and bathrooms plus an attractive garden and off road parking.

It has a hall with flagstone floor, lounge / dining room with gas fire, flagstone flooring, ceiling beam and French doors to the garden. The kitchen / breakfast room with flagstone flooring has a fitted table for six or seven people and the quartz topped units incorporate a dishwasher, oven, combination oven, induction hob and extractor. There is a utility room with space for washing machine and tumble dryer plus coat hanging space and boot storage. The cloakroom is fitted with a period style suite, flooring and paneling.

On the first floor landing there is space for furniture and the main bedroom has built in wardrobes and an en-suite shower room with period style suite, radiator / towel rail, flooring and paneling. There are two further double bedrooms with built in cupboards. The main bathroom, like the en-suite has a period style suite, shower over the bathroom, radiator / heated towel rail, attractive flooring and paneling.

Outside, the garden has established beds well stocked with specimen trees, plants, flowers and roses. There is a quality artificial lawn, paved path and decking area adjacent to the covered bar and adjoining store. Parking for two cars adjacent to the house.

Throughout this lovely cottage are period style radiators and window shutters enhancing the overall quality character feel.

EPC Rating D. Council Tax Band D.





LOCATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only two miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away although there are other secondary school options in nearby Daventry. In addition to various sporting and social clubs, the village has C of E, Baptist, United Reform and Roman Catholic churches and a very good range of shops and services including small supermarkets, chemist, butcher, hairdresser, estate agent, public houses, restaurants, take away foods, medical practice, dentist and library.



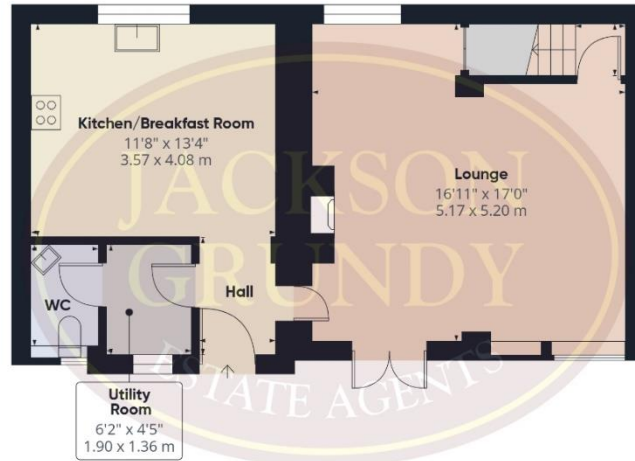
IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾

1021 ft²
94.9 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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