

**21 Homestead Drive
Bugbrooke
NORTHAMPTON
NN7 3QY**

£280,000



- CUL-DE-SAC LOCATION
- REFITTED KITCHEN/DINER
- OFF ROAD PARKING
- LOG BURNING STOVE
- CAMPION SCHOOL CATCHMENT

- THREE BEDROOMS
- GARDEN ROOM
- REAR GARDEN BACKING ONTO FIELDS
- DOUBLE GLAZING & GAS RADIATOR HEATING
- ENERGY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a cul-de-sac location, this well-presented family home offers comfortable accommodation throughout. The ground floor comprises an entrance hall, a lounge featuring a log burner, and a refitted kitchen/diner which opens into a spacious garden room. To the first floor are three bedrooms and a family shower room. Externally, the property benefits from a front garden and driveway providing off-road parking, while to the rear is an established garden enjoying attractive countryside views. Further benefits include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Enter via obscured double glazed door, spacious entrance hall with two skylight windows, bamboo flooring, stairs rising to first floor, door to kitchen/diner and lounge.

Lounge

15'1" x 13'2" (4.61 x 4.02)

Log Burner, bay window to front aspect.

Kitchen/Diner

15'3" x 9'8" (4.65 x 2.95)

Refitted with a range of wall and base level units with work surface over, ceramic sink and drainer unit with mixer tap over, space for oven with extractor hood over, space and plumbing for washing machine, bamboo flooring, splashbacks, window to rear aspect, understairs storage cupboard, opening to garden room.

Garden Room

16'4" x 8'0" (5 x 2.45)

UPVC double glazed windows to the side and rear aspects, bamboo flooring, French doors leading to the rear garden.

First Floor

Landing

Loft access, doors to all rooms.

Bedroom One

8'3" x 13'3" (2.54 x 4.05)

Built in wardrobes, window to front aspect.

Bedroom Two

8'11" x 9'9" (2.72 x 2.98)

Built in wardrobes, window to rear aspect.

Bedroom Three

6'7" x 10'4" (2.02 x 3.17)

Built in wardrobes, window to front aspect.

Bathroom

Refitted with a three piece suite comprising low level WC, pedestal mounted sink, double shower cubicle with fitted shower, full height splashbacks, chrome ladder radiator, obscure window to rear aspect.

Externally

Front Garden

Lawn area with established shrubs and trees, driveway providing off road parking for two cars.

Rear Garden

Established garden laid to patio and lawn, various established plants, shrubs and trees, hard standing for shed, gated side access.

Agents Notes

Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



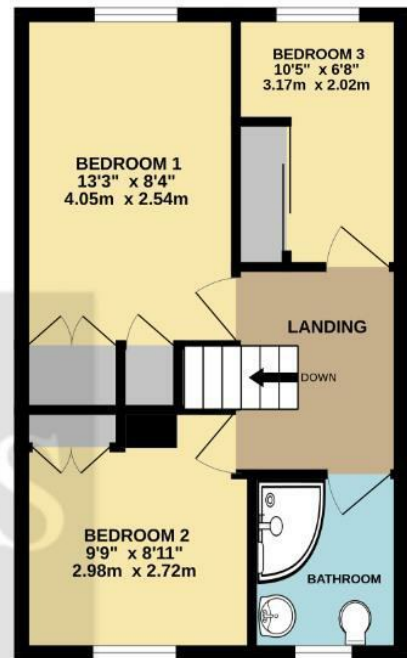




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

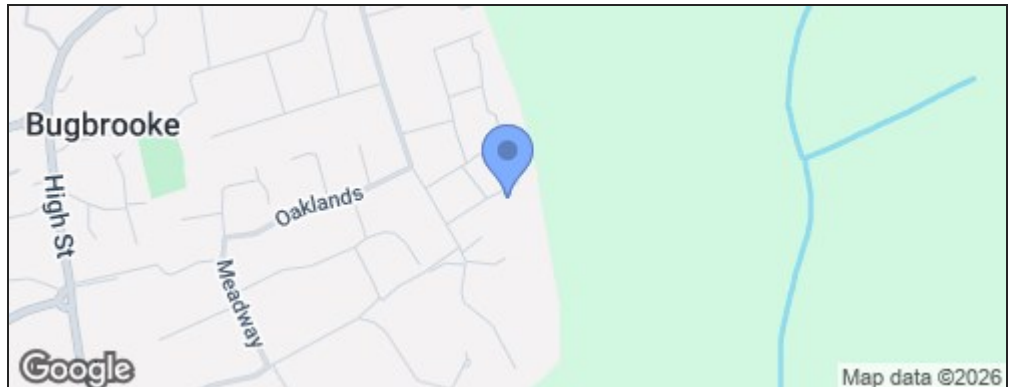


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.