



GREENER **Country** HOUSES & COTTAGES



2 Pound Lane, Bugbrooke, Northampton, Northamptonshire, NN7 3RH

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Much extended and improved executive family home in a popular cul- de- sac in Bugbrooke. The accommodation comprises entrance hall, w/c, lounge, study, circa 400 square foot open plan living/ dining kitchen, utility room, five bedrooms (two with en- suites) and a family bathroom. Outside there is a landscaped garden to the rear with a pergola dining area and a patio. Single garage and off road parking

Price £625,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Fitted with porcelain tiles there is an oak framed glass balustrade stairs rising to the first floor and doors leading to:-

WC

Suite comprising low flush WC and wash hand basin with storage under and mixer tap over, radiator and UPVC double glazed window to the front and porcelain tiles.

LOUNGE

14'9 x 11'10

UPVC double glazed window to the side elevation and front elevation, radiator, coving to ceiling and a fireplace with tiled hearth and multi fuel burner with timber mantle.



LIVING/DINING/KITCHEN

21'5 x 18'8

This open plan area has bi fold doors to the rear garden, porcelain tiled floor and fitted with a range of floor and wall mounted units with induction hob and cooker hood over, two integrated ovens, integrated dishwasher and washing machine and space for fridge/freezer, integrated wine rack and central island with inset sink and drainer unit, with hot water tap, and breakfast bar, spotlights to ceiling, built in speakers to the ceiling, underfloor heating and multi fuel stove with space for a dining table and a window to the side elevation.

UTILITY ROOM

6'3" x 6'3"

Fitted with floor and wall mounted units with worktop incorporating sink unit and mixer tap over, space and plumbing for washing machine, space for tumble dryer, porcelain tiled flooring, underfloor heating and door to garden.

STUDY

14'8 x 8'9

Luxury vinyl flooring, UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear garden and radiator.



FIRST FLOOR

LANDING

UPVC double glazed window to the front elevation and doors leading to:-

BEDROOM ONE

12'8 x 11'8

UPVC double glazed window to the front elevation, coving to ceiling, radiator, two double built in wardrobes and door to:-



ENSUITE

Fitted with a three piece suite comprising low flush WC, wash hand basin with storage unit under and mixer tap over, corner shower cubicle, glazed door and shower, radiator and obscure UPVC double glazed window to the side and ceiling spotlights, fully tiled walls and tiled floor.



BEDROOM TWO

9'9 x 8'7

UPVC double glazed window to the rear elevation, built in wardrobes, radiator and door to:-



ENSUITE

Fitted with a three piece suite comprising low flush WC, pedestal wash basin and shower unit with shower, half tiled, tiled floor, heated towel rail and UPVC double glazed window to the rear elevation.

BEDROOM THREE

14'2 x 10'5

UPVC double glazed window to the rear elevation, built in wardrobes, coving to ceiling and radiator.



BEDROOM FOUR

14'3 x 10'8

UPVC double glazed window to the rear, built in wardrobes, radiator and coving to ceiling.

LOCAL AMENITIES

Within the village of Bugbrooke there are two Public Houses, a local Convenience Stores/Newsagent, a Post Office, a Florist and a Hairdresser. There is also a Medical Centre with attached pharmacy, Community Centre and the Village Church. Local schooling includes Secondary Schooling at Bugbrooke Campion School and Bugbrooke Community Primary School in the High Street. Motorway access to junction 16 of the M1 is via the A45 giving access to Milton Keynes.

HOW TO GET THERE

From Northampton proceed in a westerly direction along the A45 Weedon Road to Sixfields and continue straight along the A45 dual carriageway signposted towards junction 16 of the M1. At Kislingbury roundabout turn left signposted to Kislingbury and proceed through the village following the signposts for Bugbrooke. On entering the village of Bugbrooke follow the road straight through the village into Camp Hill and take the first left into Pound Lane where the property can be found in front of you on the right hand side.

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BEDROOM FIVE

7'7 x 7'5

With UPVC double glazed window to the front elevation, coving to ceiling and radiator.

FAMILY BATHROOM

Suite comprising low flush WC, sink unit with storage under and mixer tap over, panelled bath with shower over, double walk in shower, tiled walls and floor, heated towel rail and UPVC double glazed window with obscure glass to the front.



OUTSIDE

FRONT

The front garden is mainly laid to lawn with flower beds with irrigation system and secure gated side access to the rear garden.

REAR GARDEN

The landscaped rear garden has a slabbed barbeque area, raised flower beds well stocked with a variety of flowers and shrubs, AstroTurf lawn and a corner pergola dining area with retractable roof.

SINGLE GARAGE

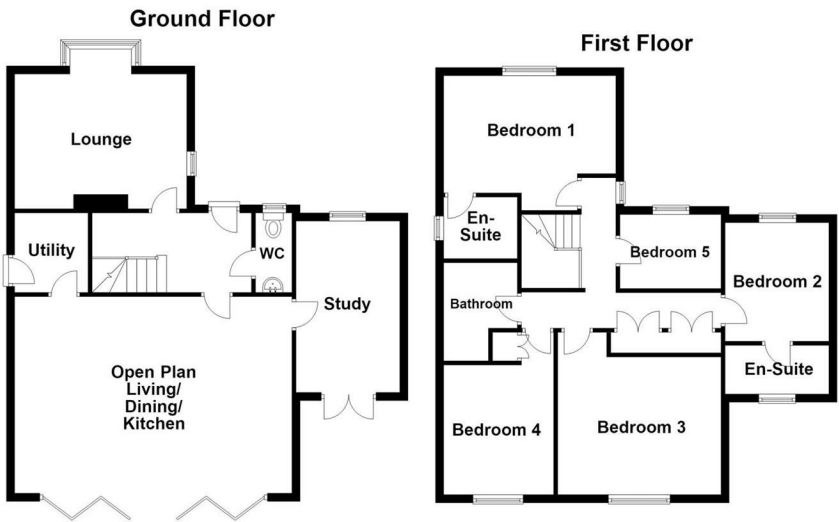
With parking in front the garage with electric roller shutter door, power and lighting and a door to the rear garden.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D



For illustration purposes only - not to scale