

**97 Kislingbury Road  
Bugbrooke  
NORTHAMPTON  
NN7 3QG**

**£300,000**



- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **KITCHEN / DINER**
- **DOUBLE GLAZED & GAS RADIATOR HEATING**
- **CAMPION SCHOOL CATCHMENT**
- **SEMI DETACHED HOME**
- **TWO RECEPTION ROOMS**
- **ENCLOSED REAR GARDEN**
- **CLOSE TO LOCAL AMENITIES**
- **ENERGY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Located in a cul-de-sac within the sought-after Campion School catchment area, this well-presented family home offers versatile living space across two floors. The ground floor features an entrance hall, cloakroom, a spacious lounge, a modern kitchen/diner, and a study/family room. Upstairs, you'll find three comfortable bedrooms and a contemporary family bathroom. Externally, the property boasts gardens to the front and side, along with a private, enclosed rear garden. Additional benefits include double glazing and gas radiator heating throughout.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, oak flooring, doors to cloakroom, lounge, kitchen/diner and study.

### **Cloakroom**

Fitted with a two piece suite comprising low level WC, wall mounted sink, tiled splash backs oak flooring, obscured window to side aspect.

### **Lounge**

16'0" x 11'5" (4.88 x 3.48)

Window to front aspect.

### **Kitchen/Diner**

15'7" x 10'10" (4.76 x 3.32)

Fitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, space for oven with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, tiled splash backs, under stairs storage cupboard, window to rear aspect, obscured double glazed door leading to rear garden.

### **Family Room/Study**

14'5" x 7'10" (4.41 x 2.39)

Dual aspect windows to front and rear.

## **First Floor**

### **Landing**

Doors leading to all rooms.

### **Bedroom One**

8'5" x 16'0" (2.57 x 4.9)

Window to front aspect, fitted wardrobes, loft access.

### **Bedroom Two**

10'11" x 8'9" (3.34 x 2.69)

Fitted wardrobes, window to rear aspect.

### **Bedroom Three**

12'8" x 6'10" (3.88 x 2.10)

Built in cupboard, window to front aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level WC, pedestal sink, panelled bath with shower over, tiled splashbacks, obscured window to rear aspect, storage area.

## **Externally**

**Front Garden**

Laid to decorative bark with various established plants and shrubs, path leading to front door.

**Rear Garden**

Enclosed by timber fencing, gated side access, laid mainly to patio and lawn, various established plant and shrub borders, hard standing for shed.

**Agents Notes**

Council Tax Band: B



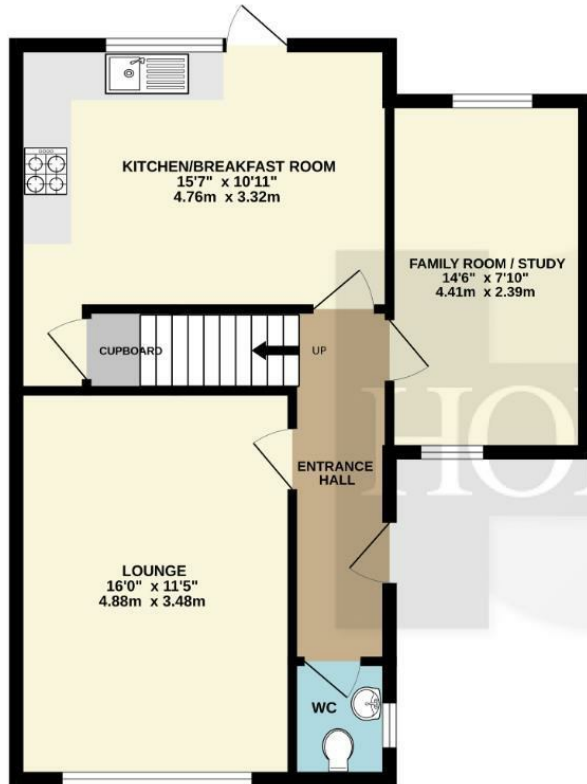




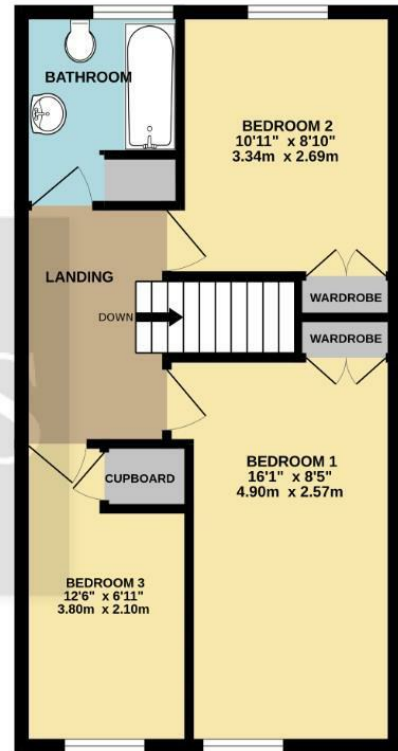




GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



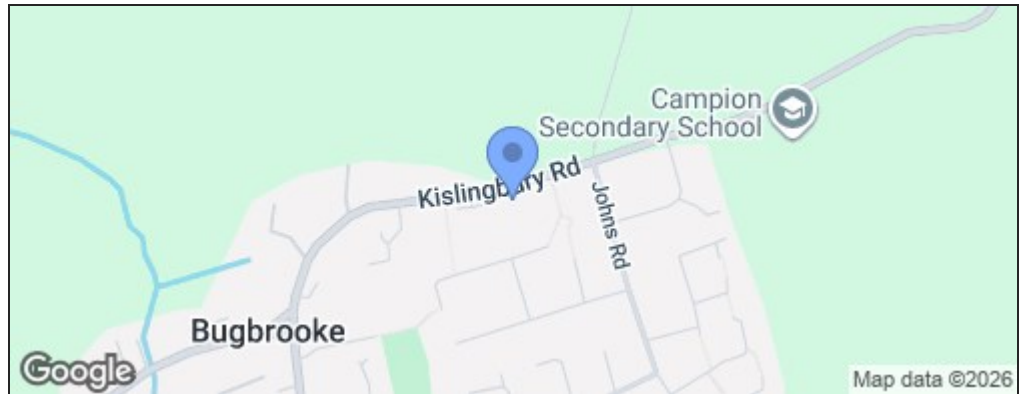
1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.