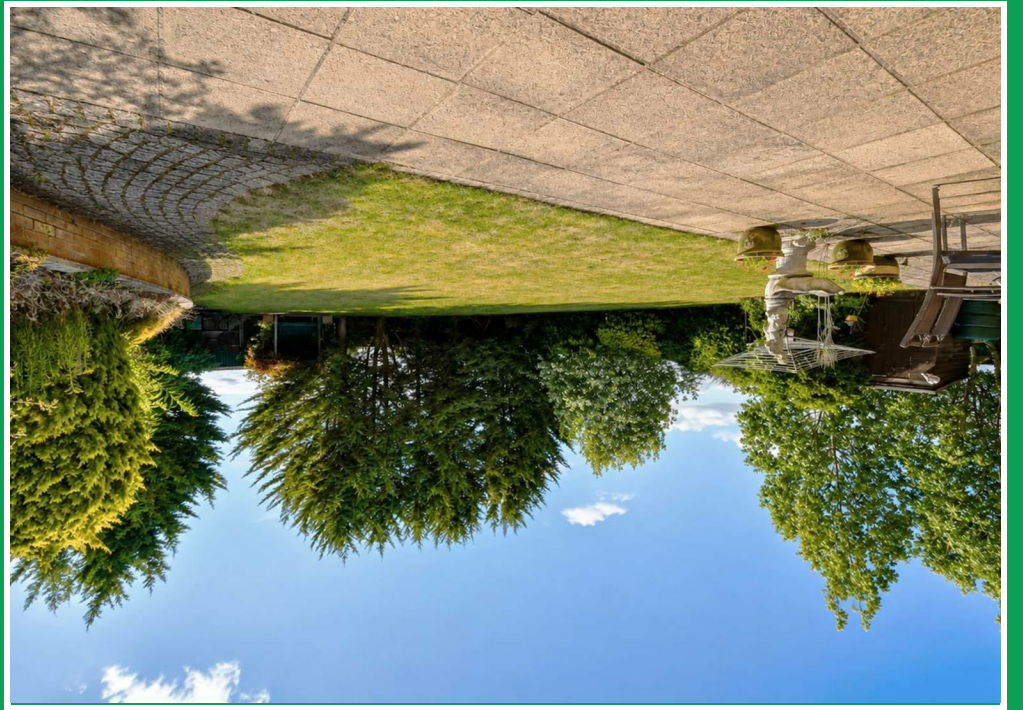


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Pilgrims Lodge, 32 Pilgrims Lane, Bugbrooke, Northampton, NN7 3PJ

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A substantial individually architect-designed detached residence, occupying a generous plot of approximately 0.31 acres on the highly sought-after Pilgrims Lane in Bugbrooke. Extending to circa 2,500 sq ft, the property offers spacious and versatile accommodation, complemented by a south-west-facing rear garden and excellent scope for further enhancement, including the potential to extend the existing home or create additional buildings within the plot, subject to the relevant planning consents. The accommodation is arranged over two floors and includes a welcoming entrance hall, lounge, dining room, study, conservatory, breakfast kitchen, utility room, cloakroom/WC and a ground-floor bedroom with en-suite. To the first floor, there is a landing, additional living area, generous principal bedroom suite with dressing room and en-suite, three further double bedrooms and a family bathroom. Externally, the property is set behind a gated block-paved driveway offering off-road parking for several vehicles and access to a double integral garage. Side access leads through to the mature rear garden, which is mainly laid to lawn and enjoys a desirable south-west-facing aspect. Offered with no onward chain, this is a rare opportunity to acquire a spacious family home in one of Bugbrooke's most desirable addresses.

Price £725,000 Freehold

ACCOMODATION

GROUND FLOOR

RECEPTION HALL

Central heating radiator, store cupboard off, coving to ceiling, stairs rising to first floor landing

LOUNGE

16'04" x 15'09"

Window to front, two windows to side, feature gas fireplace with tile heart and surround, wooden mantle, coving to ceiling and central heating radiator



DINING ROOM

11'05" x 10'03"

Window to side, coving to ceiling and central heating radiator



STUDY

11'09 x 7'10"

Window to front, coving to ceiling, central heating radiator

BEDROOM FIVE

17'06" x 13'07"

Window to rear, coving to ceiling, central heating radiator,

Door to

EN- SUITE

8'08" x 7'06"

Tiles walls, lino floor covering, coving to ceiling, central heating radiator, obscure glazed window to rear and fitted with a four piece suite comparing low flush w/c, pedestal wash hand basin, panelled bath and glazed shower unit

KITCHEN

18'05" x 11'05"

Fitted with a range of floor and wall mounted units with rolled edge worktop and inset stainless steel one and a half bowl sink and drainer unit, space for fridge/ freezer, space and plumbing for dishwasher, Fitted electric oven, gas hob with cooker hood over.

Space for breakfast table, window to rear, central heating radiator, door to conservatory, door to

UTILITY

11'06" x 11'04"

Floor and wall mounted units with rolled edge work surfaces and tiled splashbacks incorporating inset Belfast style sink having mixer tap over, space and plumbing for washing machine, space for tumble dryer. Window to side, wall mounted gas central heating boiler, door to garden, door to garage and door to

CLOAKS/ W.C

11'06 x 11'04

Having low flush w/c and pedestal wash hand basin. Window to side



CONSERVATORY

11'05" x 11'04"

With glazed floor to ceiling windows, French doors to garden and polycarbonate roof



ON THE FIRST FLOOR

Staircase rising from the reception hall leads to

OPEN PLAN LIVING SPACE LANDING

31'11" x 15'03"

Galleried and currently split into two designated area, one as an office and one as a lounge area. Window to side and roof window to rear

MASTER SUITE

16' x 15'11

Two skylight windows to rear, central heating radiator



DRESSING ROOM

9'08" x 6'08"

With window to front, central heating radiator,

EN- SUITE

5' x 4'06

Fitted with three piece suite comprising low flush w/c, pedestal wash hand basin and panelled corner bath having shoer unit over.

BEDROOM TWO

16'05 x 10'9

Window to rear, central heating radiator



BEDROOM THREE

16'11 x 10'03

Window to Front, central heating radiator

BEDROOM FOUR

17' x 10'09"

Window to rear, skylight window to side, central heating radiator

LOCAL AMENITIES

Within the village of Bugbrooke there are three Public Houses, including The Wharf Pub/Restaurant on the canal, 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. A bus service runs to and from Northampton Town Centre where a further range of shopping facilities can be found. 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.

FAMILY BATHROOM

6'08" x 6'01"

Fitted with a three piece suite comprising low flush w/c, pedestal wash hand basin and panelled bath with shower unit over. Skylight window to front, central heating radiator

OUTSIDE

INTEGRAL GARAGE

18'08' x 16'

Having power and lighting within, up and over garage door

FRONT

A timber planed gate gives access to the driveway which is largely block paved driveway with off road parking for several cars, there are two gravelled areas, shrubs and a timber boundary fence. A wide clearance access gate leads to the

REAR

Enclosed rear garden which benefits from a South Westerly elevation and has a slabbed patio BBQ area immediately to the rear of the property. There is a dwarf wall raised rockery flower bed well stocked with a shrubs and flowers. The garden is mostly laid to lawn with a timber boundary fence and a variety of mature shrubs and trees



SERVICES

All mains services are connected, heating is provided by a gas boiler and radiator heating.

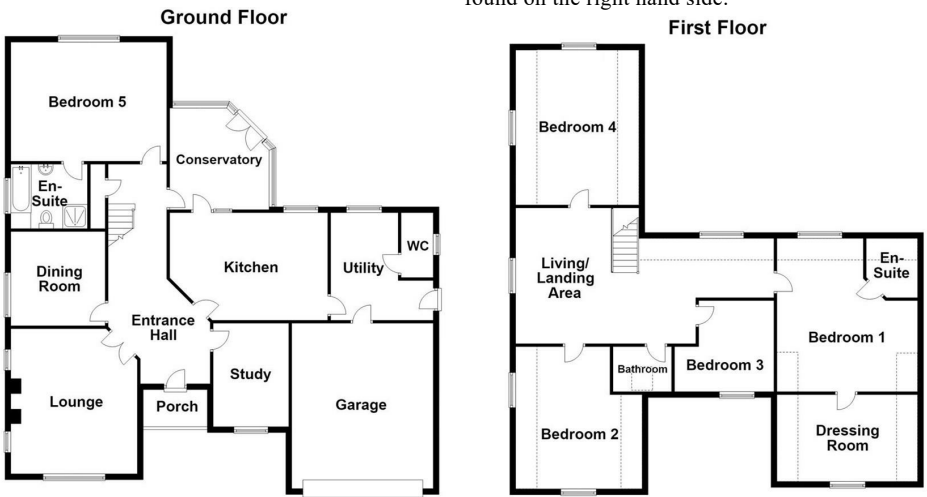


COUNCIL TAX

South Northamptonshire Band G

HOW TO GET THERE

From Northampton town centre take the A45 Weedon Road in a westerly direction heading towards Junction 16 of the M1 motorway. At the roundabout turn left where signposted to Kissingbury and proceed through the village and on to Bugbrooke. Proceed through the village of Bugbrooke and turn left into Pilgrims Lane. Continue up Pilgrims Lane for around 1/3 of a mil and you will eventually find the property can be found on the right hand side.



For illustration purposes only - not to scale