

RICHARD GREENER
ESTATE AGENTS





GREENER Country HOUSES & COTTAGES

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34 Pound Lane, Bugbrooke, Northampton, NN7 3RH

A very well presented and refurbished modern four bedroomed detached family home situated in a quiet cul de sac in the popular Northants village of Bugbrooke. The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room and 23 foot conservatory. To the first floor there are four bedrooms with ensuite to bedroom one and a family bathroom. Outside there is a block paved driveway giving off road parking for three vehicles and leading to the single garage. The rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and privacy. The property is being sold with no upper chain.

Price £425,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
12'8 x 6'1
Enter via a UPVC double glazed front door with obscure glass window, understairs storage, stairs to the first floor and doors leading to:-

CLOAKROOM
Comprising a refitted suite of WC, wash hand basin in vanity unit with storage below, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the front.

LOUNGE
14'11 x 12'2
Marble fireplace with real open fire and tiled hearth, UPVC double glazed bay window to the front with display sill and two radiators.



DINING ROOM
12'8 x 9'1
UPVC double glazed french doors to the conservatory, radiator and door to:-

KITCHEN
9'5 x 9'1
A refitted range of base and eye level units, modern worktops and splashbacks, single sink with hot water tap, space for Rangemaster cooker and extractor, plumbing for dishwasher, under lights, tiled flooring and UPVC double glazed window to the rear.



UTILITY ROOM
6'5 x 3'8
Fitted with a range of base and eye level units, space for American fridge/freezer, gas wall mounted combination boiler housing cupboard, tiled flooring, spotlights and UPVC double glazed door with obscure glass to the side.

CONSERVATORY
23'4 x 8'5
An ultra modern conservatory with hard roof and three roof light windows, tiled flooring with underfloor heating, modern lighting, access door to the garage and bi folding doors opening onto the garden.

FIRST FLOOR

LANDING
Loft access hatch with pull down ladder, UPVC double glazed window to the front and doors leading to:-



BEDROOM ONE
12'4 x 11'9
Built in triple mirrored wardrobes, radiator, UPVC double glazed window to the front and door to:-



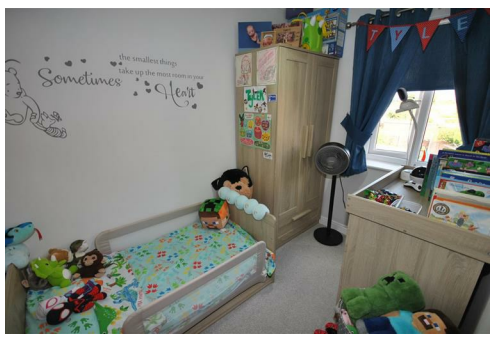
ENSUITE
6'0 x 5'5
A refitted suite comprising WC, wash hand basin in vanity unit with storage below, corner shower cubicle with glass centre opening doors and modern spray and rain head shower and extractor, chrome wall mounted towel radiator, tiled splashbacks and UPVC double glazed window with obscure glass to the side.



BEDROOM TWO
9'2 x 9'2
UPVC double glazed window to the rear, built in wardrobe with storage cupboard and radiator.



BEDROOM THREE
8'9 x 7'6
UPVC double glazed window to the rear and radiator.



BEDROOM FOUR
7'6 x 6'5
UPVC double glazed window to the front and radiator.

FAMILY BATHROOM
6'4 x 5'6
A refitted suite comprising WC, wash hand basin in vanity unit with storage below, panelled bath with separate shower cubicle with glass screen, modern wall mounted radiator, tiled splashbacks, extractor and UPVC double glazed window with obscure glass to the rear.

OUTSIDE

FRONT GARDEN
The blocked paved frontage gives off road parking for three cars and leads to the single garage.

SINGLE GARAGE
Remote control roller door with power and lighting and storage above. Access door leads to the conservatory.

REAR GARDEN
The landscaped rear garden has a raised stone patio area with the remainder of the garden mainly laid to lawn with a railway sleeper flower bed, shed, secure gated access at the side from front to rear, enclosed by wood panel fencing and enjoys a sunny aspect and privacy.

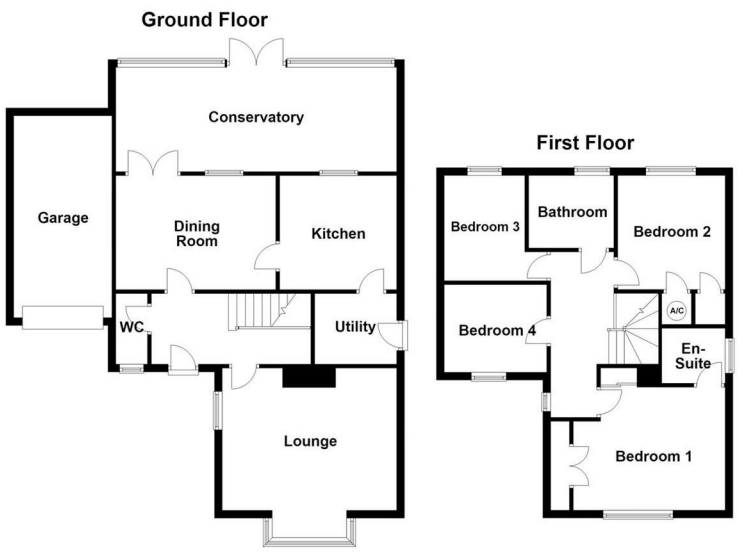
SERVICES
Mains drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band D

LOCAL AMENITIES
Within the village of Bugbrooke there are two Public Houses, including The Wharf Pub/Restaurant on the canal, a local Convenience Stores/Newsagent, a Post Office 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.

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 half way down on the right hand side.

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For illustration purposes only - not to scale