

**27 The Leys, Long Buckby, Northampton, NN6 7YD**  
**£284,000 Freehold**

A very well presented and improved three bedroom detached house with recently refitted kitchen, bathrooms, decoration and carpets. The property comprises of a cloakroom, lounge, large kitchen/dining room. conservatory, three bedrooms, bathroom and en-suite. There is a garage, parking and established garden. EPC: D

**Detached House | Three Bedrooms | En-Suite | New Kitchen & Bathrooms | Garage |  
Conservatory**

**modern marketing · traditional values**

## HALL

Entry via door to side aspect. Window to side elevation. Radiator. Stairs rising to first floor landing. Utility cupboard with space and plumbing for washing machine and tumble dryer. doors to connecting rooms.

## CLOAKROOM 2.06m x 0.76m (6'9 x 2'6)

Window to front elevation. Radiator. Refitted WC and hand wash basin. Tiled splash backs.

## LOUNGE 3.43m x 4.04m (11'3 x 13'3)

Hanging bay window to front elevation. Radiator. Feature fireplace.

## KITCHEN/DINING ROOM 4.50m x 5.11m (14'9 x 16'9)

Refitted range of wall mounted and base level cabinets and drawers with work surface over. Fully integrated fridge/freezer and dishwasher. Built in induction oven, hob and extractor. One and a half bowl sink and drainer unit. Breakfast bar. Under stairs storage cupboard. Window to rear and side elevations. Radiator.

## CONSERVATORY 2.87m x 2.49m (9'5 x 8'2)

UPVC double glazed construction. Double doors to the garden. Radiator.

## FIRST FLOOR LANDING

Airing cupboard. Window to side elevation. Doors to connecting rooms.

## BEDROOM ONE 3.43m x 3.78m (11'3 x 12'5)

Window to front elevation. Radiator. fitted wardrobes. Door to en-suite.

## EN-SUITE 2.62m x 1.12m (8'7 x 3'8)

Refitted suite comprising of a shower in a large tiled cubicle, WC and hand wash basin. chrome heated towel rail. Window to side elevation.

## BEDROOM TWO 2.59m x 3.05m (8'6 x 10)

Window to rear elevation. Radiator.

## BEDROOM THREE 2.59m x 1.96m (8'6 x 6'5)

Window to rear elevation. Radiator.

## BATHROOM 2.62m x 1.63m (8'7 x 5'4)

Refitted suite comprising of a shower bath with shower and screen over, WC and hand wash basin. Chrome heated towel rail. Window to side elevation.

## FRONT

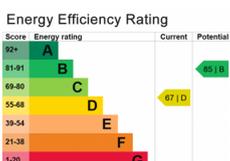
Parking for two vehicles. Gated side access.

## GARAGE

Up and over door. Power and light connected. Courtesy door to side.

## REAR GARDEN

Paved patio area, lawn and established borders.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only 2 miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away and there are also private prep schools less than half an hour away. In addition to various sporting and social clubs, the village has C of E, Baptist and United Reform churches and a very good range of shops and services including small supermarkets, designer dress boutique, deli, bakers, chemist, newsagent, butcher, hairdresser, estate agent, public houses, restaurants, medical practice, dentist and library.

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