

**16 Grasscroft, Long Buckby, Northampton, NN6 7PZ**  
**Guide Price £300,000 Freehold**

A stylish three bedroom semi detached property with a large garden and excellent outbuildings. The property has a hall, lounge, superb kitchen / breakfast / dining room, large rear hall, utility room and shower room plus three bedrooms and a bathroom. Outside, the garden features a quality home office / studio, gym and large workshop / store room. The property has uPVC double glazing and radiator heating. EPC Rating D. Council Tax Band B.

**Three Bedroom Semi | Stylish Interior | Large Kitchen / Dining Room | Utility & Downstairs  
Shower Room | Excellent Outbuildings | Good Sized Garden**

**modern marketing · traditional values**

### ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing. Understairs storage cupboard.

### LOUNGE 3.56m x 3.00m (11'8 x 9'10)

Bay window to rear elevation. Radiator. Cast iron fireplace and surround.

### KITCHEN / BREAKFAST / DINING ROOM 5.49m x 4.67m (18'0 x 15'4)

Sliding door to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Glazed display cabinets. Built in oven, grill, hob and extractor hood. Integrated dishwasher. Belfast sink unit. Central island with breakfast bar. Space for fridge / freezer. Cast iron fireplace and surround.

### REAR HALL

Door to front elevation. Wall mounted heater. Built in coat cupboard.

### UTILITY ROOM 1.91m x 2.72m (6'3 x 8'11)

Window to rear elevation. Heated towel rail. Fitted with a range of wall and base units. One and a half bowl sink and drainer unit. Space for washing machine, tumble dryer and freezer. Door to side elevation.

### SHOWER ROOM 2.24m x 0.89m (7'4 x 2'11)

Window to side elevation. Heated towel rail. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled splash backs.

### FIRST FLOOR LANDING

Window to front elevation. Access to loft space. Doors to:

### BEDROOM ONE 3.73m x 3.33m (12'3 x 10'11)

Window to rear elevation. Radiator. Built in wardrobe.

### BEDROOM TWO 4.01m x 3.33m (13'2 x 10'11)

Window to rear elevation. Radiator. Fitted wardrobe.

### BEDROOM THREE 3.02m x 2.13m (9'11 x 7'0)

Window to front elevation. Radiator. Built in wardrobe.

### BATHROOM 2.01m x 1.83m (6'7 x 6'0)

Window to front elevation. Heated towel rail. Suite comprising bath with shower and screen over, WC and wash hand basin with storage below.

### OUTSIDE

#### FRONT GARDEN

Lawn and planting. Gated side access to the rear garden.

#### REAR GARDEN

Facing approximately south the paved patio area leads to the lawn which is bordered by established trees and planting. Double gates lead to the rear.

#### LARGE WORKSHOP / STORE

Windows. Power and light connected.

#### HOME OFFICE 4.60m x 2.87m (15'1 x 9'5)

Insulated with power and light connected. Doors and windows to the rear garden.

#### GYM 3.33m x 1.75m (10'11 x 5'9)

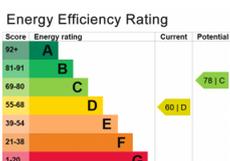
Doors and window to the rear garden. Power and light connected. Adjoining the store.

#### DOUBLE GARAGE

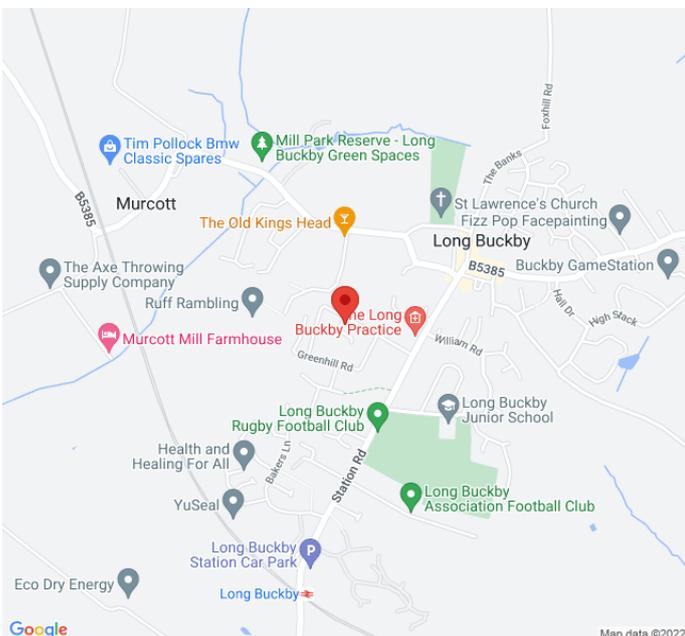
Remote controlled roller door. Power and light connected.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



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.



## 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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