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# George Lane, Long Buckby Wharf, Long Buckby, Northamptonshire, NN6 7EP

£310,000 Semi-Detached



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Long Buckby  
3 Market Place, Long Buckby, Northampton, NN6 7RR

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## Property Summary

A fully refurbished three bedroom semi detached house situated on a quiet lane just 30 seconds walk away from the canal. The property has new electrics, heating, kitchen, bathrooms, decoration and carpets plus many other improvements.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Fully Refurbished
- ✓ Large Garden
- ✓ Off Road Parking
- ✓ uPVC Double Glazing
- ✓ No Onward Chain



## Property Overview

A fully refurbished three bedroom semi detached house situated on a quiet lane just 30 seconds walk away from the canal. The property has new electrics, heating, kitchen, bathrooms, decoration and carpets plus many other improvements. There is a lounge with fireplace and double doors to the garden, kitchen / dining room, cloakroom, three good size bedrooms and a shower room. The driveway holds two cars and there is a 70ft rear garden. The property is offered with no onward chain. EPC Rating E. Council Tax Band C.

Front door to:

### **KITCHEN / DINING ROOM 2.79m x 6.83m (9'2 x 22'5)**

Window to front and side elevations. Electric heater. Fitted with a range of base units with built in oven, hob and extractor. Sink unit. Space for washing machine and dishwasher.

### **LOUNGE 4.50m x 5.64m (14'9 x 18'6)**

Window and double doors to rear elevation. Electric heater. Fireplace and hearth.

### **CLOAKROOM 1.02m x 1.55m (3'4 x 5'1)**

Window to front elevation. Suite comprising WC and wash hand basin with cupboard below.

### **REAR HALL**

Door to garden. Electric heater. Stairs rising to first floor landing.

### **FIRST FLOOR LANDING**

Window to side elevation. Access to loft space.

### **BEDROOM ONE 4.67m x 3.28m (15'4 x 10'9)**

Window to front elevation. Electric heater.

### **BEDROOM TWO 3.45m x 3.43m (11'4 x 11'3)**

Window to front elevation. Electric heater.

### **BEDROOM THREE 2.79m x 3.68m (9'2 x 12'1)**

Window to rear elevation. Electric heater. Original fireplace.

### **SHOWER ROOM 2.79m x 3.07m (9'2 x 10'1)**

Window to rear elevation. Heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin.

## **OUTSIDE**

### **FRONT GARDEN**

Driveway for two cars. Water tap. Gated side access.

### **REAR GARDEN**

70ft rear garden with large paved patio area and lawn.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – No Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Electric

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

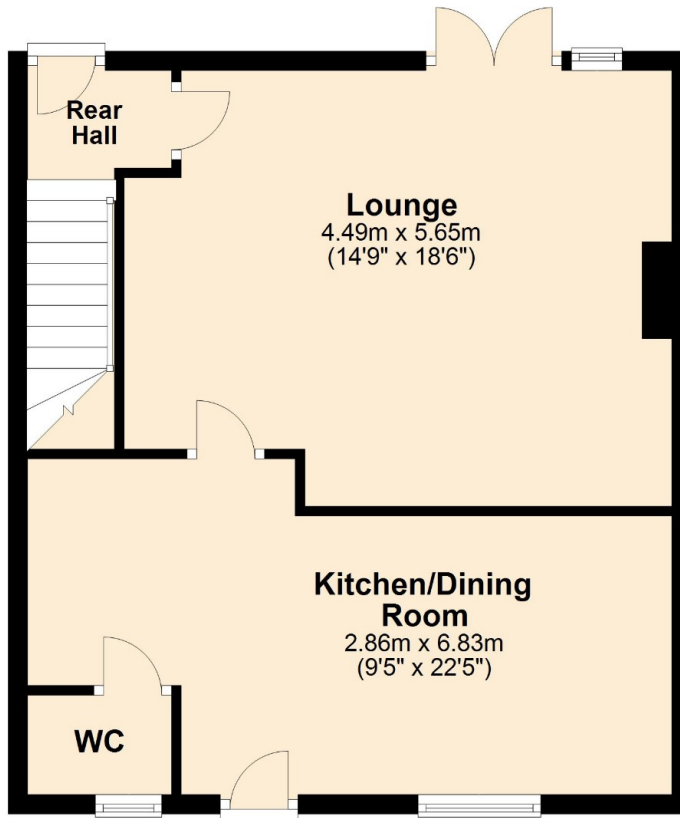
### AGENTS NOTES

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.

# Floorplan

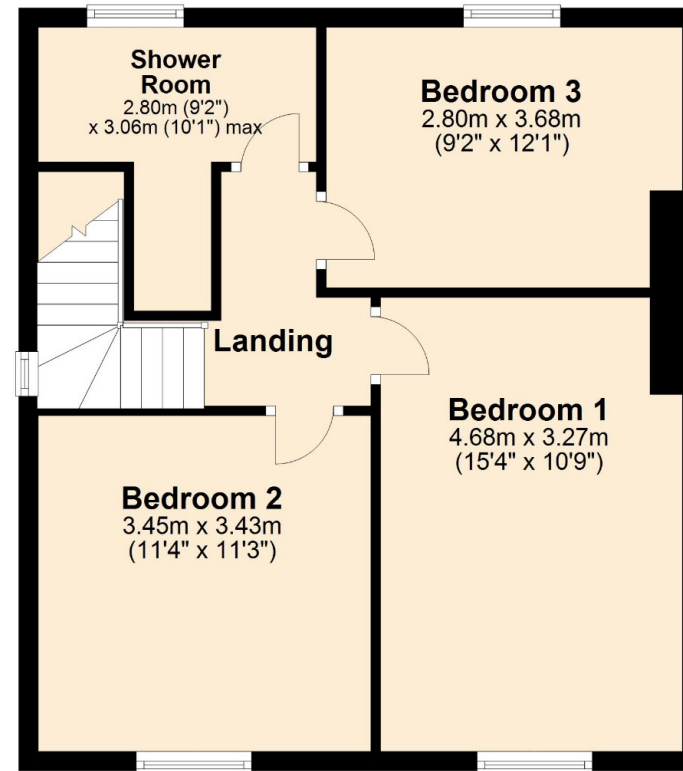
## Ground Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



## First Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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