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George Lane, Long Buckby Wharf, NN6 7EP

£410,000 Cottage

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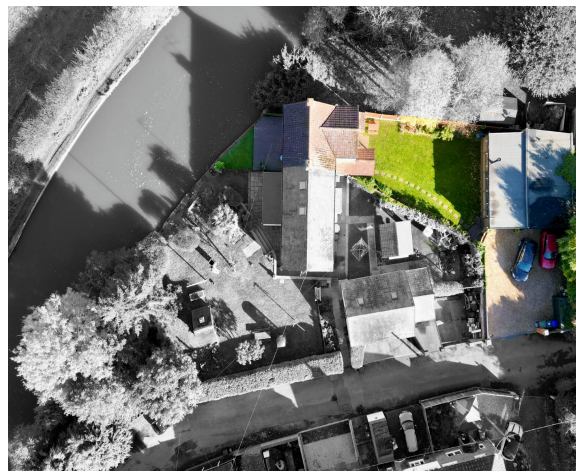
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Department: Sales

Tenure: Freehold



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Property Summary

A semi detached three bedroom cottage standing adjacent to the canal and featuring a large garage, studio and large driveway. The property has doors leading onto a decking area from where the boats and wildlife can be seen floating by in this beautiful setting.

Features & Utilities

- ✓ Semi Detached Cottage
- ✓ Three Bedrooms
- ✓ Adjacent To The Canal
- ✓ Large Garage
- ✓ Large Studio
- ✓ Driveway
- ✓ Garden
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ Lovely Setting



Property Overview

A semi detached three bedroom cottage standing adjacent to the canal and featuring a large garage, studio and large driveway. The property has doors leading onto a decking area from where the boats and wildlife can be seen floating by in this beautiful setting. There is a five car driveway, 29ft x 15ft garage plus an adjoining garage / studio with log burner, shower room and kitchenette. Inside the house there is a hall, lounge . dining room with log burner, wood floor and ceiling beams, kitchen with built in appliances, three bedrooms and a bath / shower room. The property has uPVC double glazing, radiator heating and a Verisure alarm system covering the house and garages. EPC Rating E. Council Tax Band C.

ENTRANCE HALL

Entrance via front door. Electric heaters. Coat cupboard. Double doors to:

LOUNGE / DINING ROOM 4.01m x 5.59m (13'2 x 18'4)

uPVC double glazed windows to side and rear elevation. uPVC double glazed French doors leading onto decking with view over the canal. Radiator and underfloor heating. Large brick fireplace with log burner. Wooden flooring. Ceiling beams.

KITCHEN 3.18m x 4.06m (10'5 x 13'4)

Window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units incorporating glazed display units and vegetable baskets. One and a half bowl sink and drainer unit. Integrated dishwasher and washing machine. Built in microwave. Range oven with extractor hood over. Tiled splash backs. Tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE 4.09m x 2.34m (13'5 x 7'8)

Windows to side and rear elevations. Radiator. Airing cupboard.

BEDROOM TWO 2.26m x 2.59m (7'5 x 8'6)

Window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.06m x 3.56m (6'9 x 11'8)

Window to front elevation. Radiator. Built in wardrobe.

BATHROOM 2.59m x 1.91m (8'6 x 6'3)

Window to front elevation. Chrome heated towel rail. Suite comprising double ended bath, shower in a tiled cubicle, WC and wash hand basin with storage below. Tiled walls.

OUTSIDE

FRONT GARDEN

Gravel driveway for five cars. Wood shed.

GARAGE ONE 8.84m x 4.57m (29'0 x 15'0) max

Double doors. Power and light connected. Door to:

GARAGE TWO / STUDIO 7.32m x 3.66m (24'0 x 12'0)

Double doors. Power and light connected. Log burner. Door to side elevation. Door to:

KITCHENETTE 1.55m x 2.67m (5'1 x 8'9)

Wall and base units. Space for fridge / freezer.

WC

Window to side elevation. WC and wash hand basin.

SHOWER ROOM

Window to rear elevation. Chrome heated towel rail. Walk-in shower, WC and wash hand basin with storage below.

GARDEN

Lawn with established borders. Block paved seating area. Garden store with power and light connected.

REAR

Decking and small lawn adjoining the canal. Electric sun blind.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – None

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

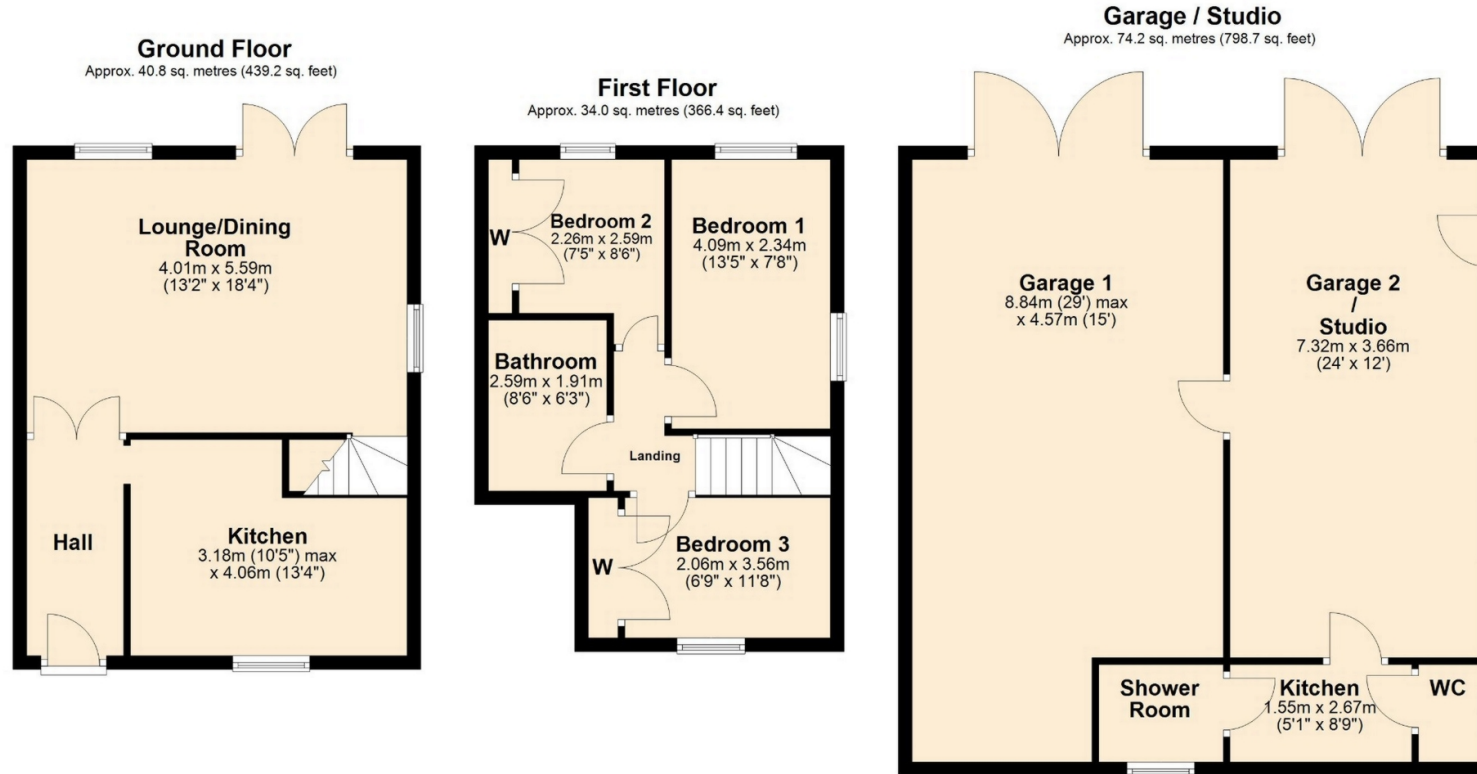
Outstanding Building Work/Approvals – Ask Agent

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



Total area: approx. 149.0 sq. metres (1604.2 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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