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# Hammas Leys, Long Buckby, NN6 7RY

£525,000 Detached

5 2 2



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Department: Sales

Tenure: Freehold



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## Property Summary

An extended and well presented five bedroom detached family home in one of Long Buckby's most desirable locations. Benefits include a good sized landscaped garden and countryside views to the front elevation.

Accommodation comprises entrance porch, 25'9 hall, WC, dual aspect lounge with feature fire

## Features & Utilities

- ✓ Detached Family Home
- ✓ Kitchen / Breakfast Room
- ✓ Lounge & Dining Room
- ✓ Conservatory
- ✓ Five Bedrooms
- ✓ En-Suite & Family Bathroom
- ✓ Double Garage
- ✓ Countryside Views To The Front

## Property Overview

An extended and well presented five bedroom detached family home in one of Long Buckby's most desirable locations. Benefits include a good sized landscaped garden and countryside views to the front elevation. Accommodation comprises entrance porch, 25'9 hall, WC, dual aspect lounge with feature fireplace, dining room with French doors to a lovely conservatory which overlooks the rear garden as does the kitchen / breakfast room and utility. To the first floor the 19'3 master bedroom enjoys front views and has an en-suite. Four further double bedrooms and a five piece bathroom. Outside the driveway allows off road parking for two cars leading to the double garage. The rear garden is maintained to a high level with mature shrubs, trees and entertaining areas. An early viewing is highly recommended to appreciate the size and location of this well built home. EPC Rating C. Council Tax Band E.

### ENTRANCE PORCH

Door to:

### HALL 7.85m x 1.75m (25'9 x 5'9)

Two radiators. Stairs rising to first floor landing. Space for furniture.

### CLOAKROOM 1.42m x 1.30m (4'8 x 4'3)

Radiator. Suite comprising wash hand basin and low level WC. Tiled splash backs.

### LOUNGE 6.12m x 3.28m (20'1 x 10'9)

Entered via double doors from the hall. Double glazed windows to front and side elevations. Two radiators. Open fireplace.

### DINING ROOM 3.43m x 3.23m (11'3 x 10'7)

Two radiators. Double doors to conservatory.

### CONSERVATORY 2.69m x 2.64m (8'10 x 8'8)

Timber construction with double doors to rear garden. Radiator.

### **KITCHEN / BREAKFAST ROOM 3.58m x 2.67m (11'9 x 8'9)**

Double glazed window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Concealed lighting and display cabinets. Integrated fridge and freezer. Built in double oven with grill, hob and extractor hood. One and a half bowl sink and drainer unit. Tiled splash backs. Tiled floor.

### **UTILITY ROOM 2.13m x 1.42m (7'7 x 4'8)**

Double glazed door to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated dishwasher. Twin stainless steel sink unit. Space for washing machine.

### **FIRST FLOOR LANDING**

Double glazed window to side elevation. Radiator. Large airing cupboard. Two accesses to loft space.

### **BEDROOM ONE 5.87m x 3.89m (19'3 x 12'9)**

Double glazed windows to front and rear elevations. Two radiators.

### **EN-SUITE SHOWER ROOM 2.16m x 1.30m (7'1 x 4'3)**

Double glazed window to front elevation. Radiator. Suite comprising corner cubicle, WC and wash hand basin. Tiled walls.

### **BEDROOM TWO 3.73m x 3.25m (12'3 x 10'8)**

Double glazed window to front elevation. Radiator. Mirror fronted wardrobes to one wall. Double glazed door to balcony.

### **BEDROOM THREE 3.38m x 3.25m (11'1 x 10'8)**

Double glazed window to rear elevation. Radiator. Mirror fronted wardrobes to one wall.

### **BEDROOM FOUR 3.73m x 2.95m (12'3 x 9'8)**

Double glazed window to side elevation. Radiator.

### **BEDROOM FIVE 3.38m x 2.84m (11'1 x 9'4)**

Double glazed window to rear elevation. Radiator. Fitted wardrobe. Wash hand basin with cupboard below.



### **BATHROOM 3.38m x 2.41m (11'1 x 7'11)**

Double glazed window to rear elevation. Radiator. Suite comprising low level WC, corner bath with shower attachment over, shower in a corner cubicle, bidet and wash hand basin with cupboard and drawers below. Tiled walls.

### **OUTSIDE**

#### **FRONT GARDEN**

Front lawn and rockery. Block paved driveway. Gated side access.

#### **DOUBLE GARAGE 5.26m x 4.60m (17'3 x 15'1)**

Twin roller shutter doors. Power and light connected. Door and window to rear elevation.

#### **REAR GARDEN**

Shaped lawn bordered by well stocked, established borders. There are trees, bushes, plants and flowers plus a pergola, paved patio and greenhouse.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

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 – Gas

Parking – Double Garage

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

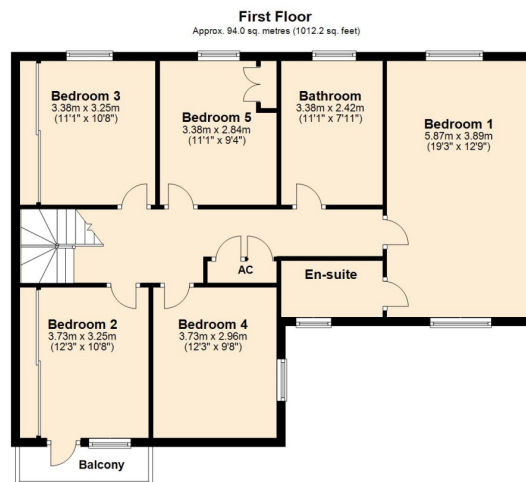
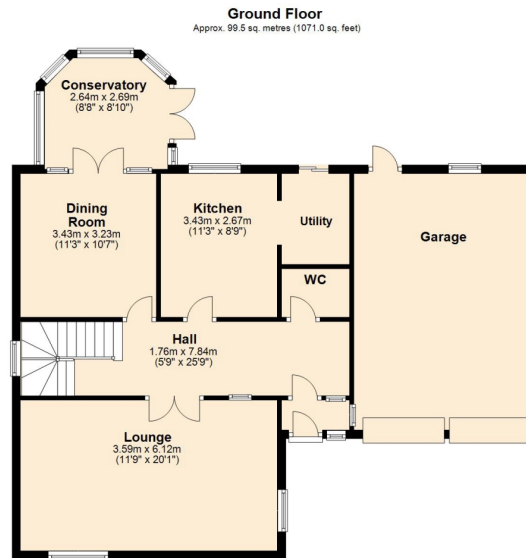
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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.

### AGENTS NOTES

Under section 21 of The Estate Agents Act, we are obliged to inform you that the vendor of this property is related to an employee of Jackson Grundy Estate Agents.



# Floorplan



Total area: approx. 193.5 sq. metres (2083.2 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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