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High Street, Ravensthorpe, NN6 8EH

£540,000 Detached

4 2 3



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Department: Sales

Tenure: Freehold



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

Call Us 01327 842093
Email Us longbuckby@jacksongrundy.co.uk





Property Summary

A four bedroom detached period property with countryside views and an outstanding kitchen / breakfast / dining room featuring a central island and bi-fold doors.

Features & Utilities

- ✓ Detached Cottage
- ✓ Superb Kitchen / Breakfast / Dining Room
- ✓ Four Bedrooms
- ✓ Three Reception Rooms
- ✓ Countryside Views
- ✓ Gardens & Parking

Property Overview

A four bedroom detached period property with countryside views and an outstanding kitchen / breakfast / dining room featuring a central island and bi-fold doors. The accommodation comprises entrance hall, cloakroom, lounge with log burner, family room, study, kitchen / breakfast / dining room and utility room on the ground floor. To the first floor the main bedroom has a vaulted ceiling and Juliet balcony overlooking countryside, en-suite bath / shower room, three further double bedrooms and a family bath / shower room. There is a character feel throughout the property which has adaptable accommodation to suite differing requirements and the countryside outlook can be seen from all rear facing rooms plus the south facing paved patio area. The property also has secure off road parking and an electric car charging point. EPC Rating E. Council Tax Band E.

ENTRANCE HALL

Entrance via front door. Radiator.

CLOAKROOM

Window to side elevation. Radiator. Suite comprising WC and wash hand basin.

LOUNGE 6.32m x 3.91m (20'9" x 12'10")

Two windows to front elevation. Window to rear elevation with window seat. Two radiators. Fireplace with log burner. Ceiling beams. Stairs rising to first floor landing. Door to rear garden.

FAMILY ROOM 3.61m x 3.53m (11'10" x 11'7")

Window to front elevation. Radiator.

STUDY 2.49m x 3.48m (8'2" x 11'5")

Window to rear elevation. Radiator.

KITCHEN / BREAKFAST / DINING ROOM 5.89m x 4.44m (19'4" x 14'7")

Window to side elevation with integral blind. Bi-fold doors to rear elevation with integral blind. Vertical radiator. Fitted with a range of wall, base and drawer units with quartz work surfaces and concealed lighting. Built in double ovens and wine fridge. Integrated full height fridge and freezer. Integrated

dishwasher. Underslung sink unit. Central island with quartz work tops, breakfast bar and induction hob with integral extractor.

UTILITY ROOM 2.87m x 2.08m (9'5" x 6'10")

Window to side elevation. Fitted with a range of wall and base units with quartz work tops. Twin ceramic sink. Integrated washing machine and tumble dryer. Stable door to rear elevation.

FIRST FLOOR LANDING

Velux window to front elevation. Radiator. Access to loft space via pull down ladder. Ceiling beams.

BEDROOM ONE 5.44m x 3.45m (17'10" x 11'4")

Vaulted ceiling with exposed roof timbers. Double doors and full height windows with a Juliet balcony. Window to side elevation. Two radiators.

EN-SUITE 1.85m x 2.69m (6'1" x 8'10")

Velux window to front elevation. Window to side elevation. Chrome heated towel rail. Suite comprising bath with shower attachment over, shower in a corner cubicle, wash hand basin and WC. Tiled splash backs. Tiled floor.

BEDROOM TWO 4.70m x 2.54m (15'5" x 8'4")

Window to front elevation. Radiator. Ceiling beams. Open wardrobe.

BEDROOM THREE 2.64m x 3.66m (8'8" x 12')

Window to front elevation. Radiator. Ceiling beams.

BEDROOM FOUR 2.59m x 3.45m (8'6" x 11'4")

Window to rear elevation. Radiator. Ceiling beams.

BATHROOM 1.52m x 3.53m (5' x 11'7")

Window to rear elevation. Chrome heated towel rail. Suite comprising bath with shower attachment over, shower in a corner cubicle, wash hand basin and WC. Ceiling beams. Tiled splash backs.

OUTSIDE

A five bar gate takes you onto the block paved driveway with electric vehicle charger. Lawn and raised paved patio area from where the countryside view

can be enjoyed. Garden sheds and greenhouse.

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

EPC Rating – Ask Agent

Electricity Supply – Ask Agent

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

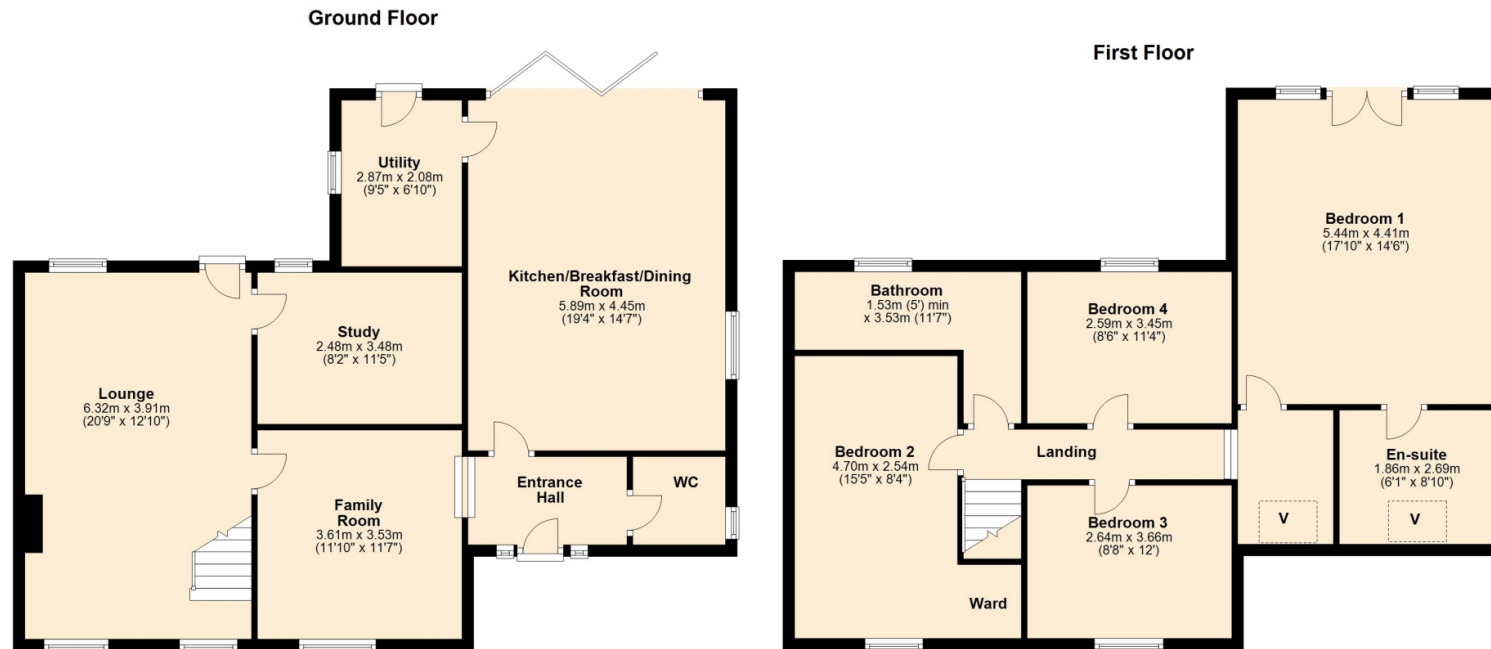
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us 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





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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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