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# Kislingbury Road, Bugbrooke, NN7 3QG

£310,000 Semi-Detached

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**Platinum Trusted  
Service Award**

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over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached property in the popular village of Bugbrooke.

## Features & Utilities

- ✓ Well Presented
- ✓ Three Bedroom Semi Detached
- ✓ Off Road Parking
- ✓ Downstairs WC
- ✓ Refitted Kitchen/Dining Room
- ✓ Utility Room
- ✓ Popular Village Location



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached property in the popular village of Bugbrooke. Consisting of entrance hall, WC, lounge, utility room, refitted kitchen/dining room and conservatory. Upstairs there are three bedrooms and a refitted bathroom. Further benefits include off-road parking, carport, gas central heating and double glazing. EPC Rating: D. Council Tax Band: B.

## ENTRANCE HALL

uPVC double glazed front door to side elevation. Radiator. Stairs leading to first floor. Doors adjoining.

## WC

Obscure uPVC double glazed window to side elevation. WC. Tiled floor. Wash hand basin.

## LOUNGE 4.98m x 3.45m (16'4" x 11'4")

uPVC double glazed bay window to front elevation. Radiator. Door to kitchen/dining room.

## STORAGE 3.38m x 2.39m (11'1" x 7'10")

uPVC double glazed door to car port. Tiled floor. Door to utility room.

## UTILITY ROOM 2.01m x 2.39m (6'7" x 7'10")

Double glazed window and door to rear elevation. Countertop. Plumbing for washing machine and tumble dryer. Stainless steel sink. Tiled floor.

## KITCHEN/DINING ROOM 3.25m x 4.75m (10'8" x 15'7")

uPVC double glazed window and door to conservatory. Radiator. Wall mounted and base units. Gas hob. Stainless steel sink with mixer tap. Central island with bar and built in storage. Integrated fridge freezer and dishwasher and oven. Extractor over hob.

## CONSERVATORY 2.49m x 3.63m (8'2" x 11'11")

Single glazed window construction. Sliding door to garden. Tiled floor.

## FIRST FLOOR LANDING

Doors adjoining. Airing cupboard.

## **BATHROOM**

Obscure uPVC double glazed window to rear elevation. Radiator. Panel bath with shower over and screen door. Pedestal wash hand basin. Tiled splashbacks and floor. WC.

## **BEDROOM ONE 4.75m x 2.57m (15'7" x 8'5")**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

## **BEDROOM TWO 3.30m x 2.69m (10'10" x 8'10")**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

## **BEDROOM THREE 3.73m x 2.11m (12'3" x 6'11")**

uPVC double glazed window to front elevation. Storage cupboard.

## **OUTSIDE**

### **FRONT GARDEN**

Off road parking and carport. Lawn to front.

### **REAR GARDEN**

Enclosed via panel fencing. Patio. Lawn and borders. Door to utility room. Shed and summerhouse to rear.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band B  
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating, Gas Heating  
Parking – Off-street, Driveway  
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, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is



marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

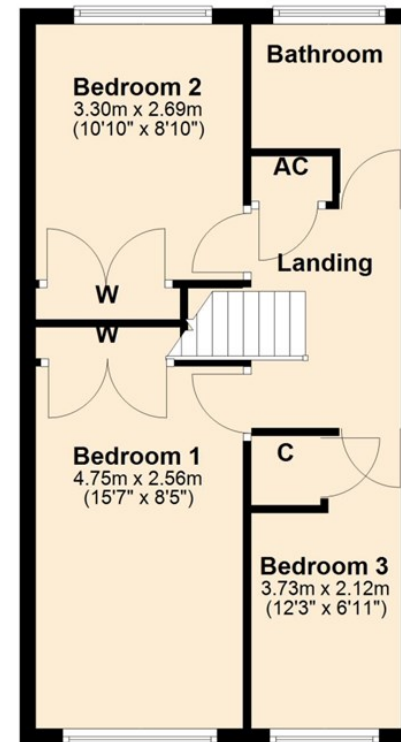
## Ground Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 109.9 sq. metres (1182.8 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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