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# Mill Lane, Stoke Bruerne, NN12 7SH

£425,000 - Offers Over Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)







## Property Summary

UNEXPECTEDLY BACK TO MARKET. Jackson Grundy is pleased to be instructed as the sole selling agents for this detached family home in need of some general updating making it ideal for those looking to renovate a property to their own taste and requirements.

## Features & Utilities

- ✓ Highly Regarded Canal Village
- ✓ Non-Estate Detached House
- ✓ Downstairs WC
- ✓ Four Bedrooms
- ✓ Lovely Gardens
- ✓ Two Reception Rooms
- ✓ Garage & Driveway
- ✓ No Upper Chain

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## Property Overview

UNEXPECTEDLY BACK TO MARKET. Jackson Grundy is pleased to be instructed as the sole selling agents for this detached family home in need of some general updating making it ideal for those looking to renovate a property to their own taste and requirements. The property is situated in the old part of the village in an idyllic position in a no through lane adjoining farmland. The village is highly renowned with the Grand Union Canal passing through and other local amenities close by. Accommodation offers an entrance hall, cloakroom/WC, spacious sitting room, separate dining room with offset kitchen, first floor landing accessing four bedrooms and a bathroom. Outside is a low maintenance front garden with a driveway extending along the side of the house with a gate in to the rear garden and garage set back with roller door. The rear garden has a bridge over the brook to a further field/garden on a separate deed and included in the sale price. NO ONWARD CHAIN. EPC Rating: D. Council Tax Band: E

### ENTRANCE HALL

uPVC double glazed entrance door. Radiator. Coats shoe cupboard.

CLOAKROOM/WC 1.68m x 0.76m 5'6 x 2'6

Obscure double glazed window to side elevation. Ladder style radiator. Suite comprising low level WC and wash hand basin in vanity unit. Extractor fan. Tiling to dado height.

LOUNGE 3.51m x 5.11m 11'6 x 16'9

Double glazed bay window to side elevation. Two radiators. High level double glazed window to front elevation.

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**DINING AREA 4.27m x 3.18m 14'0 x 10'5**

Open tread staircase rising to first floor landing. Double doors to lounge. Patio doors to garden. Radiator.

**KITCHEN 2.44m x 3.94m 8'0 x 12'11**

Double glazed window and door to rear elevation. Wall and base units. Single drainer stainless steel sink unit with mixer tap over. Floor standing oil fired boiler.

#### **FIRST FLOOR LANDING**

Double glazed window to side elevation. Access to loft space. Doors to

**BEDROOM ONE 3.25m x 4.22m 10'8 x 13'10**

Double glazed window to front elevation. Radiator. Two built in wardrobes.

**BEDROOM TWO 3.53m x 2.72m 11'7 x 8'11**

Double glazed window to rear elevation. Radiator. Two built in wardrobes.

**BEDROOM THREE 2.31m x 2.92m 7'7 x 9'7**

Double glazed window to rear elevation. Radiator.

**BEDROOM FOUR 2.59m x 2.31m 8'6 x 7'7**

Double glazed window to side elevation. Radiator.

**BATHROOM 1.78m x 1.98m 5'10 x 6'6**

Obscure double glazed window to front elevation. Radiator. Suite comprising panelled bath and mains shower, pedestal wash hand basin and low level WC. Tiling to splash back areas. Shaver point. Extractor fan.

#### **OUTSIDE**

##### **FRONT**

Open plan. Paved rockery edged beds. Gated access from driveway into garden.

##### **GARAGE**

Brick built garage. Up and over roller door. Oil tank behind garage.

##### **REAR GARDEN**

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Large paved and gravelled seating area. Small lawn down to brook. A footbridge over the brook gives access to additional garden which was acquired after the property was built and is on a separate deed.

## MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://floodmap.forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work & Approvals – Ask Agent

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor's

## 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

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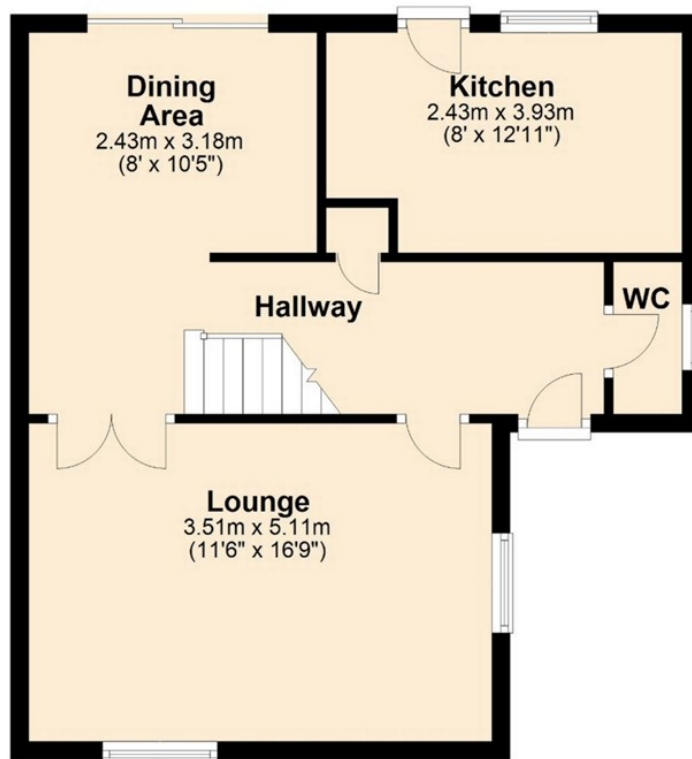


Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

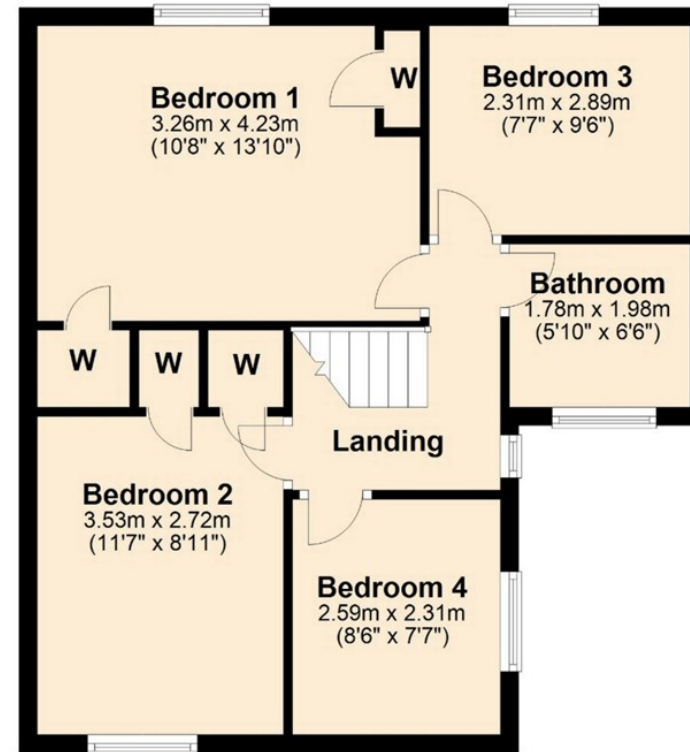
## Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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