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The Leys, Long Buckby, Northamptonshire, NN6 7YD

£450,000 Detached

4 2 2



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A four bedroom detached property with a lovely garden situated just a walk away from the many village amenities and countryside. It has a hall, cloakroom, lounge, dining room, kitchen /breakfast room, utility room, four bedrooms, bathroom and en-suite shower room.

Features & Utilities

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Two Reception Rooms
- ✓ En-Suite
- ✓ Utility Room
- ✓ Cloakroom
- ✓ Kitchen /Breakfast Room
- ✓ Double Garage
- ✓ Garden Room

Property Overview

A four bedroom detached property with a lovely garden situated just a walk away from the many village amenities and countryside. It has a hall, cloakroom, lounge, dining room, kitchen /breakfast room, utility room, four bedrooms, bathroom and en-suite shower room. There is a two car driveway, double garage and attractive landscaped rear garden with a garden room that would also make a great office, gym etc. The property has uPVC double glazing, radiator heating, cavity wall insulation and solar panels. EPC Rating C. Council Tax Band E.

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing with understairs storage cupboard.

CLOAKROOM

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

LOUNGE 5.72m x 3.45m (18'9 x 11'4)

Bay window to front elevation. Two radiators. Fireplace. Double doors to rear elevation.

DINING ROOM 2.90m x 3.15m (9'6 x 10'4)

Window to rear elevation. Radiator.

KITCHEN / BREAKFAST ROOM 3.78m x 2.92m (12'5 x 9'7)

Window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, grill, hob and extractor. Space for dishwasher and fridge. One and a half bowl sink and drainer unit. Tiled splash backs.

UTILITY ROOM 1.70m x 2.01m (5'7 x 6'7)

Window to front elevation. Radiator. Fitted with a range of wall and base units with work surfaces over. Stainless steel sink unit. Tiled splash backs. Space for fridge / freezer and washing machine. Tiled floor. Door to side elevation.

FIRST FLOOR LANDING

BEDROOM ONE 3.89m x 2.97m (12'9 x 9'9)

Window to rear elevation. Radiator.

EN-SUITE 1.68m x 2.01m (5'6 x 6'7)

Window to side elevation. Chrome heated towel rail. Suite comprising shower in a tiled cubicle, WC and wash hand basin with storage below. Tiled splash backs. Tiled floor.

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

Bay window to front elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.67m x 3.51m (8'9 x 11'6)

Window to rear elevation. Radiator. Built in wardrobe.

BEDROOM FOUR 2.24m x 3.12m (7'4 x 10'3)

Window to rear elevation. Radiator.

BATHROOM 1.68m x 2.01m (5'6 x 6'7)

Window to front elevation. Radiator. Chrome heated towel rail. Suite comprising bath with shower attachment and screen over, WC and wash hand basin. Tiled splash backs.

OUTSIDE**FRONT GARDEN**

Block paved driveway for two cars. Small lawn with gated side access.

REAR GARDEN

Landscaped rear garden with paved seating areas and paths plus a shaped lawn and established borders. On the large raised decking area there is a garden room.

GARDEN ROOM 2.94m x 2.84m (9'8 x 9'4)

Timber construction with double glazed window and doors overlooking the garden. Would make an ideal home office, gym etc.

DOUBLE GARAGE 5.05m x 5.02m (16'7 x 16'6)

Twin up and over doors. Roof storage space. Window to rear elevation. Door to side elevation. Power and light connected.

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 – Yes

EV Car Charge Point – None

Primary Heating Type – Gas

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

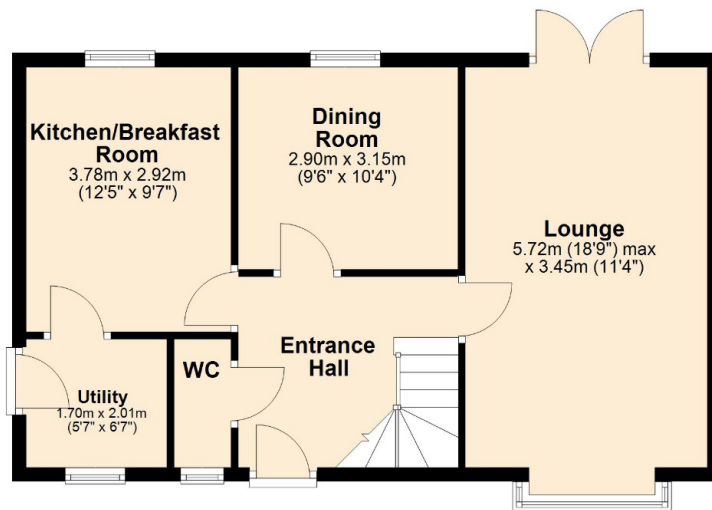
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as

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

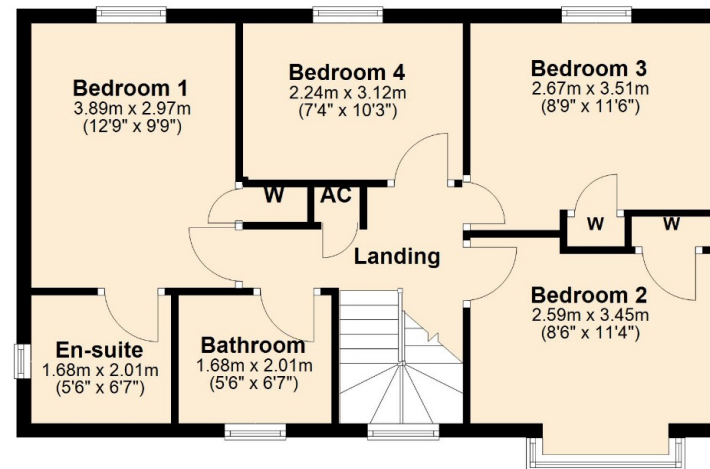
Ground Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



Total area: approx. 111.2 sq. metres (1196.8 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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