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Waggoners Way, Bugbrooke, Northampton, NN7 3QT

£339,995 Detached

3 2 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
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Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached, with double storey extension.

Features & Utilities

- ✓ Extended Three Bedroom Detached Home
- ✓ Off Road Parking and Garage
- ✓ Kitchen/Dining/Family Space
- ✓ Utility Room and WC
- ✓ Large Rear Garden
- ✓ Dressing Room
- ✓ En-Suite to Master
- ✓ Refitted Bathroom
- ✓ Located in a Village

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached, with double storey extension. Consisting of entrance porch, lounge, kitchen open plan into dining room/family room and a utility/cloakroom off the kitchen. Upstairs there are three bedrooms, the main with a dressing room and en-suite shower room, two further bedrooms and a refitted family bathroom. Further benefits include gas central heating, uPVC double glazing and a generous garden to the rear. EPC Rating: D. Council Tax Band: D.

ENTRANCE HALL

Entered via a uPVC door from the front elevation with an adjacent window. Door into lounge.

LOUNGE 3.96m x 4.04m (13' x 13'3)

Window to the front elevation. Electric fireplace with surround, hearth and mantle over. Radiator. Coving to ceiling. Stairs to the first floor.

KITCHEN/DINING ROOM 3.36m x 8.13m (11 x 26'8)

KITCHEN

uPVC double glazed window and bi-fold to rear elevation. Wall and base units with work surface over. One and a half bowl stainless steel sink and single drainer unit with mixer tap over. Integrated fridge and dishwasher. Built-in eye level electric double oven. Hob with coordinating extractor hood over. Tiled splashbacks and flooring. Built-in pantry cupboard with shelving. Patio doors into the rear garden. Personal door into the garage. Open plan into the dining room.

DINING ROOM

Window to front elevation. Radiator. Tiled flooring.

UTILITY

Two windows to the rear elevation. Fitted with a two piece suite comprising vanity wash basin with storage cupboard under and W.C. Plumbing for washing machine. Space for tumble drier. Two radiators. Tiled flooring. Wall mounted gas fired boiler.

LANDING

Window to the side elevation. Access to loft space.

BEDROOM ONE 2.89m x 3.45m (9'6 x 11'4)

Window to the rear elevation. Radiator.

DRESSING AREA

Window to the front elevation. Radiator.

EN-SUITE/SHOWER ROOM

Window to the rear elevation. Fitted with a three piece suite comprising shower cubicle with glass screen, corner vanity wash basin with storage cupboard under and a WC. Heated towel rail. Extractor fan. Tiled splashbacks and flooring.

BEDROOM TWO 3.76m x 2.59m (12'4 x 8'6)

Window to the front elevation. Radiator.

BEDROOM THREE 2.91m x 2.16m (9'6 x 7'1)

Window to the front elevation. Radiator. Coving to ceiling.

BATHROOM

Window to the rear elevation. Fitted with a three piece suite comprising bath with separate shower over, vanity wash basin with storage cupboard under and WC. Tiled splashbacks and flooring. Heated towel rail. Extractor fan. Window to the rear elevation. Recessed ceiling spotlights.

OUTSIDE

REAR GARDEN

Occupying a corner plot, the property has a generous garden to the rear fully enclosed by timber fencing. Laid to lawn with flower and shrub borders, a patio seating area is situated adjacent to the kitchen with a further seating area situated in the top right hand corner.

FRONT

The property has an attached single garage with wooden doors to the front, power and light connected and a window and door into the rear garden. A

personal door also provides access into the property via the kitchen. A large block paved driveway provides additional off road parking to the front.

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 – No

EV Car Charge Point – No

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 – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

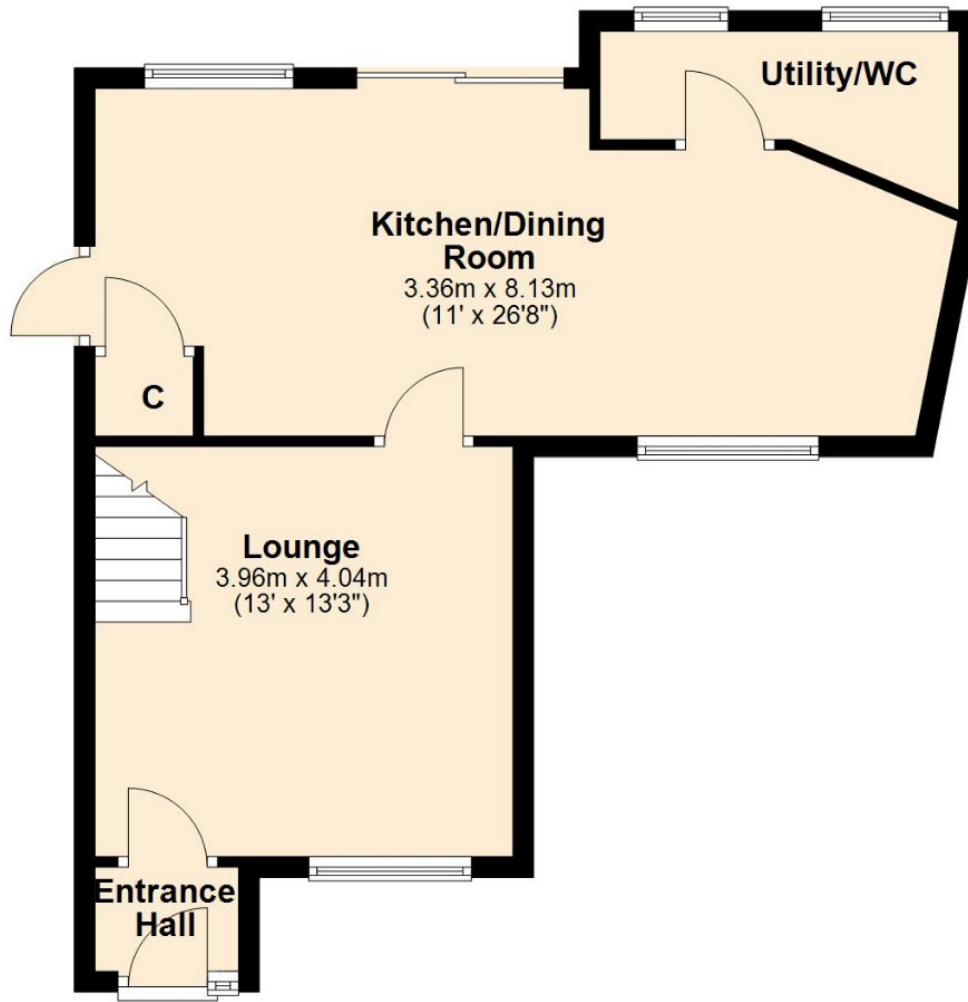
AGENTS NOTES

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 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

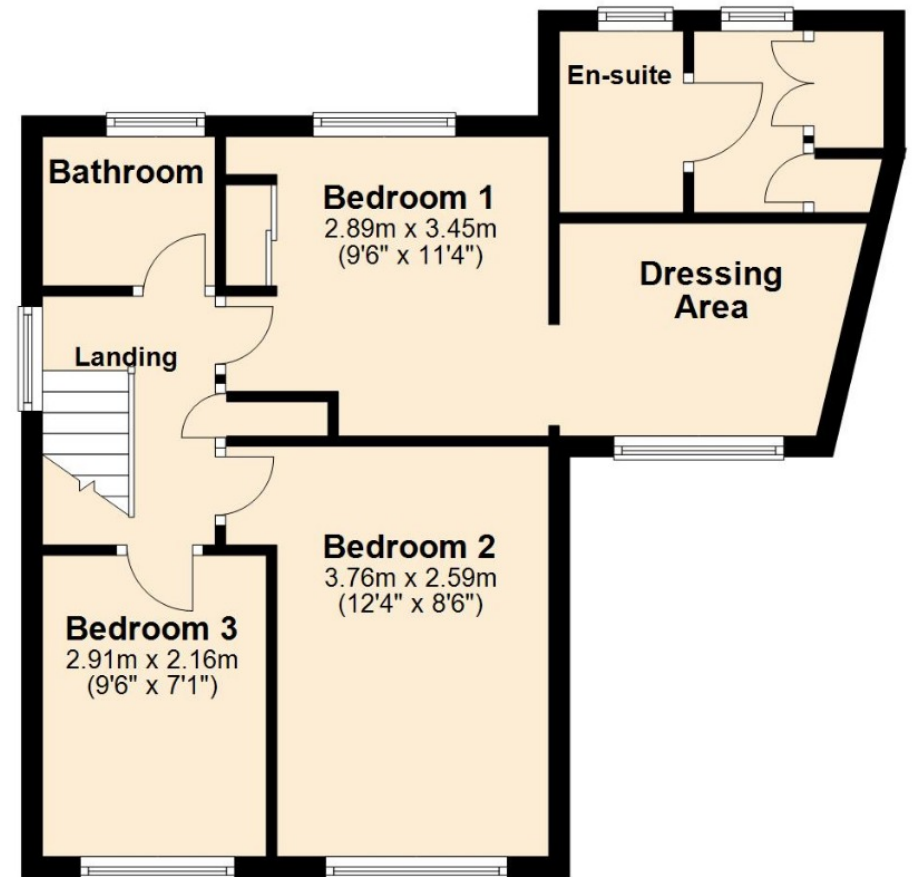
the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or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

Floorplan

Ground Floor



First Floor





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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