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# Watford Road, Crick, Northamptonshire, NN6 7TT

£399,000 Detached Bungalow

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A rare opportunity to own this detached bungalow on a good size plot just a short walk from the many village amenities. It has a hall, large lounge, dining room, kitchen/ breakfast room, large main bedroom with dressing room and en-suite bathroom, bedroom two and shower room.

## Features & Utilities

- ✓ Detached Bungalow
- ✓ Large Garden
- ✓ Large Rooms
- ✓ Two Double Bedrooms
- ✓ Two Reception Rooms
- ✓ Kitchen / Breakfast Room
- ✓ En-Suite
- ✓ Off Road Parking
- ✓ uPVC Double Glazing
- ✓ Radiator Heating

# Property Overview

A rare opportunity to own this detached bungalow on a good size plot just a short walk from the many village amenities. It has a hall, large lounge, dining room, kitchen / breakfast room, large main bedroom with dressing room and en-suite bathroom, bedroom two and shower room. There is a four car driveway and lovely 100ft rear garden. The property has uPVC double glazing, radiator heating and is offered with no onward chain. EPC Rating D. Council Tax Band D.

## ENTRANCE HALL

Entrance via front door. Radiator. Access to loft space.

## LOUNGE 6.10m x 4.11m (20'0 x 13'6)

Window to rear elevation. Radiator. Fireplace. Double doors to side elevation.

## DINING ROOM 3.76m x 3.28m (12'4 x 10'9)

Window to side elevation. Radiator.

## KITCHEN / BREAKFAST ROOM 6.81m x 3.07m (22'4 x 10'1)

Windows to side and rear elevations. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated fridge, freezer, washing machine and tumble dryer. Built in oven, hob and extractor. Stainless steel sink unit. Tiled splash backs. Tiled floor. Stable door to side elevation.

## BEDROOM ONE 4.80m x 3.89m (15'9 x 12'9)

Bay window to front elevation. Radiator. Door to:

## DRESSING ROOM 2.97m x 2.46m (9'9 x 8'1)

Window to side elevation. Radiator. Door to:

## EN-SUITE BATHROOM 1.68m x 2.46m (5'6 x 8'1)

Window to front elevation. Heated towel rail. Suite comprising bath with shower over, WC and wash hand basin. Tiled splash backs. Tiled floor.

### **BEDROOM TWO 2.51m x 3.28m (8'3 x 10'9)**

Window to side elevation. Radiator.

### **SHOWER ROOM 2.13m x 1.92m (7'0 x 6'4)**

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

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway for four cars. Gated access to rear garden.

#### **REAR GARDEN**

Paved patio area. Lawn and established borders. Approximately 100ft in length.

### **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 – No

EV Car Charge Point – No

Primary Heating Type –Oil

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

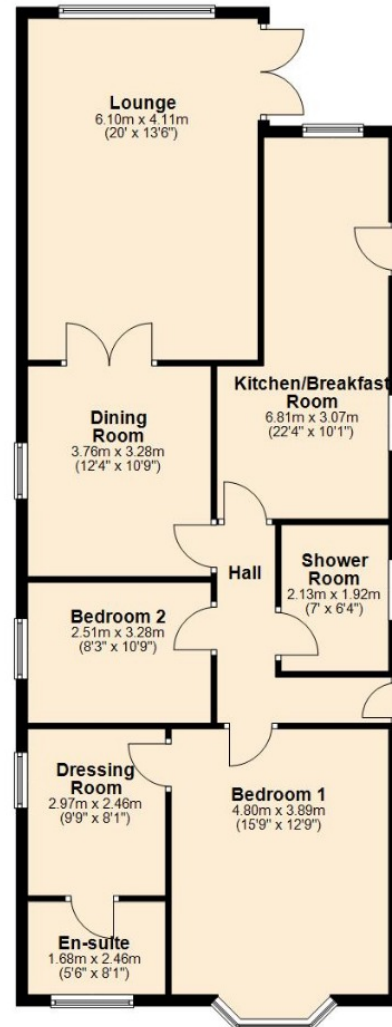
Outstanding Building Work/Approvals – Ask Agent

### 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



Total area: approx. 106.9 sq. metres (1150.5 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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