

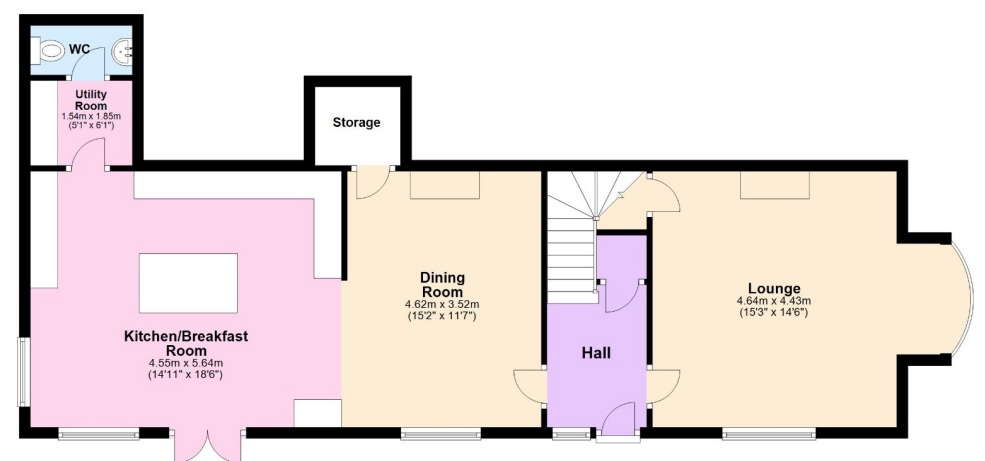


 01327 878926  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Long Buckby*

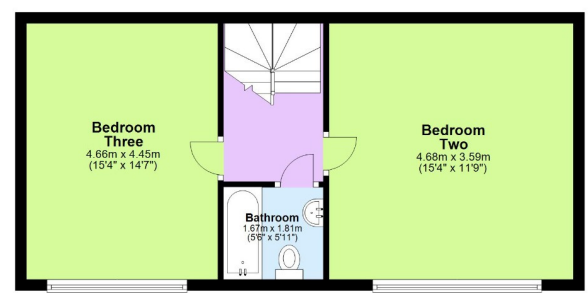
Ground Floor



First Floor



Second Floor





4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage




## 82 STATION ROAD


LONG BUCKBY, NN6 7QA

-  Two Bathrooms and One En-suite Shower Room
-  Highly Sought After Villlage of Long Buckby
-  Utility Room and Downstairs WC
-  Beautiful Kitchen/Breakfast Room
-  Four Bedroom Detached Property
-  169 sq.m/1819 sq.ft of Accommodation
-  Fantastic Views from Second Floor
-  Driveway for Two Vehicles
-  Character Features

### LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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I changed to Campbells from an agency that did very little and found that Campbells shifted my property, at a time, when the housing market was at rock bottom. Jamie Campbell initially came out. They appeared to be the usual estate agent, full of words and the right patter to sign you up, but I took him at face value and he proved his words right, time after time, and found a buyer after only a few weeks. The sale of my house was then handed to Sian. What can I say about Sian; she was brilliant, always on the ball and kept her finger on the pulse throughout the sales process. I was constantly updated and Sian kept me sane during an insane process. I rarely, if ever, give top marks; with that in mind, I give Jamie nine out of ten but Sian gets a resounding ten out of ten. Thank you to all the team at Campbells.

**NAME: David - Crick, 16th October 2023**  
**ABOUT: Jamie and Sian**

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



## Unique and Charming Four Bedroom Detached Property For Sale in Long Buckby, Northamptonshire

The property is a nice blend of character features and modern comforts. You would be forgiven for driving past and not realising the amount of space and beautiful interior that is hidden behind its walls. Feel free to watch the internal property tour video provided on the page to get an idea of the space before coming to view. The property has a driveway for two vehicles at the front. The rear garden is not the biggest (just to be honest) but a fantastic opportunity, in our opinion, for someone looking for a large house but a low maintenance garden. It is certainly big enough to create something special. Inside, you first enter a hallway that connects the downstairs accommodation. The lounge is welcoming and a fantastic size. The bay window in here is a lovely feature. There is a separate dining room (again, a very good size,) with a feature fireplace, that leads through to arguably the most attractive part of this house - the kitchen/breakfast room. An ideal space for entertaining and a general day to day 'hub of the home.'

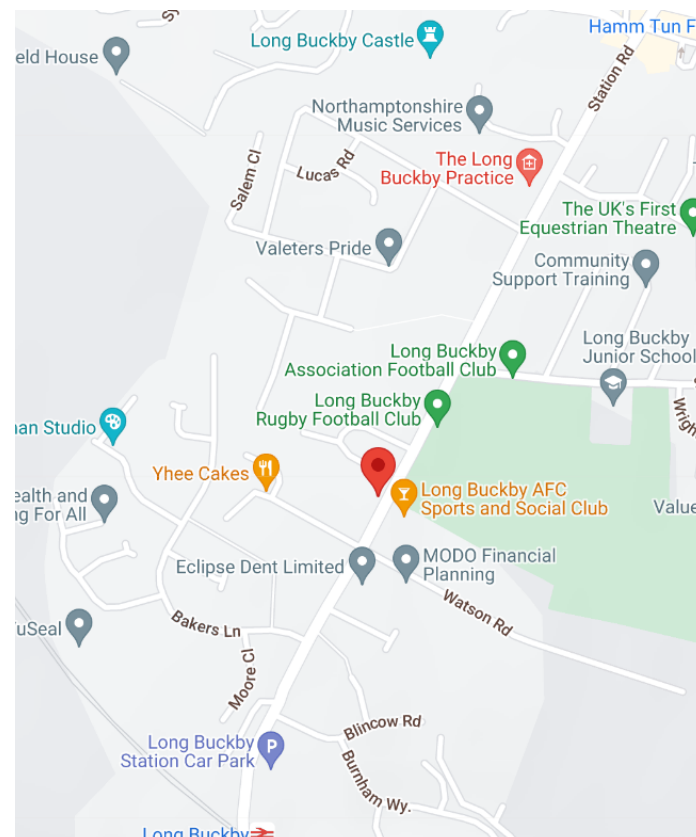
The kitchen features a vaulted ceiling with Velux windows and includes a range cooker, built-in dishwasher, chest freezer (boxed in,) and a convenient boiling water tap. The kitchen is accompanied by a utility room that leads through to a downstairs cloakroom/WC - very practical for a family. On the first floor there is a main bedroom with en-suite, family bathroom and fourth bedroom. The main bedroom is dual aspect and the en-suite is in very good condition, as is the bathroom. The second floor has fabulous, vast views from the two double bedrooms. Both of these rooms are fantastic sizes and share another bathroom - again, in great condition. Ensuring your comfort and energy efficiency, this property features mains gas heating and UPVC double glazed windows. This remarkable property effortlessly combines the character of a period home with modern amenities, creating a perfect space for family living. With its convenient location in Long Buckby, you'll enjoy access to the village's amenities, schools, and a sense of community, making this property a true gem. Don't miss the opportunity to make this distinctive property your forever home.



## LOCATION

Long Buckby is a highly desirable place to live, boasting numerous shops, restaurants, takeaways, a doctors' surgery, a dentist, vets, two cafes, and much more.

The area offers pocket parks, sports clubs, three churches, and a library, along with an infants' school, a junior school, and proximity to Guilsborough Academy, known for its outstanding education. Commuting is convenient with Long Buckby Station (just down the road) offering direct services to Rugby, Birmingham, Milton Keynes, and London Euston. Access to the A5, A45, and M1 is also within close reach.



Council Tax: Band D EPC: Rating C

“This property is a ‘Tardis’ with 169 sq.m (1819 sq.ft) of fantastic living space spread across three floors and boasting stunning views from the top floor.”

