

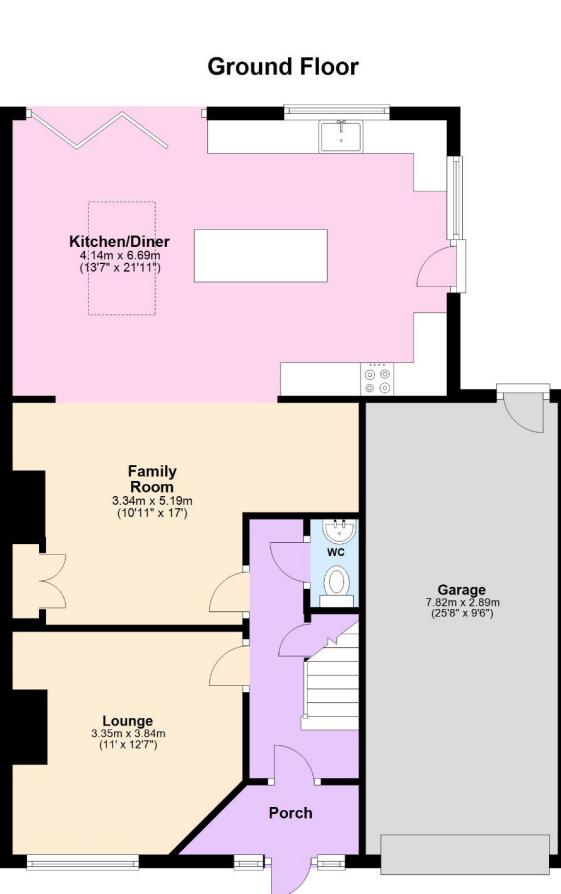


01327 878926

www.campbell-online.co.uk

2 James Watt Close, Daventry NN11 8RJ

campbells
of Long Buckby



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT JAMIE CAMPBELL

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When it came to selling our home due to migrating to the other side of the world little did we know there was going to be a few challenges on the way. We knew Team Campbells would embrace our house sale journey with us through to the end, and they certainly did leaving no stone unturned. We are so grateful for 'all' the hours of time, patience, perseverance & professionalism Campbells shown through the whole process of selling our property from the beginning to completion. They constantly kept up updated with viewings, feedback and giving us their guidance, even picking us up mentally when they knew we felt helpless being the other side of the world. Jamie, Sian and Stan showed incredible team work, going above and beyond. It's a personal thing when we sell/buy property, we have to say these guys have just been outstanding on so many levels that we have never experienced with any other Estate Agent ever before. A big shout out to our locally based Conveyancer (Crick) Marie Bevan who specialises in residential property, we would highly recommend. Marie went above and beyond with her bespoke, friendly and professionalism getting the job done working with other professionals including Campbells and our house completed in just 6 weeks. We can't thank Jamie, Sian, Stan and Marie enough for everything you did for us. Warmest wishes and gratitude to you all.

NAME: Lou & Nick, Kilsby, April 2024

ABOUT: Jamie, Sian & Stan

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.

2 LIME AVENUE

LONG BUCKBY, NN6 7RG

Fantastic Kitchen / Diner Rear Extension With Bi-Fold Doors and Under Floor Heating

Large Open Plan Area and Separate Snug/Lounge

Replaced Gas Boiler and Electrics

Sought After Road in the Desirable Village of Long Buckby

Extended Three Bedroom Semi-Detached Property

Spacious and Bright Landing

First Floor Extension / Three Sizeable Bedrooms

Beautiful and Private Rear Garden

Downstairs WC/Cloakroom



Positioned at the start of the sought after, tree lined cul-de-sac of Lime Avenue is this fantastic three bedroom extended home.

The current owners have done a fantastic job creating a modern, open plan space at the rear of the property featuring a beautiful kitchen, bi-fold doors and underfloor heating.

The open plan space is thoughtfully divided into two distinct sections: a cosy sitting area and a remarkable extended kitchen/dining/entertaining/family space at the rear.

A fantastic area that merges the inside living space with the beautiful mature rear garden featuring mature wild flowers and an attractive patio area. A great space to enjoy as a family or with guests - imagine the BBQ's in the summer!

The approximate size of the property is 1,200 sq.ft - plenty of space for a three bedroom home.

The rear garden is a huge feature of this home too. It is very private and despite facing east, it does actually receive a lot of sunlight. There is also a large shed right at the bottom.

The front of the property has a spacious driveway big enough for three vehicles and a spacious garage (larger than normal). The downstairs space is complete with a cosy lounge/snug to the front - perfect for evenings if you want a space that is more private. There is also a recently added downstairs WC.

Upstairs boasts three sizeable double bedrooms and a shower room. The landing is bright and spacious too with three windows. The many windows upstairs floods the first floor with natural light in all rooms and the landing.

Most of the work undertaken in the property was only finished two years ago and includes a full re-wire and new boiler with a guarantee. Other than adding your personal touches, there really isn't anything you need to do. It's ready to move into.

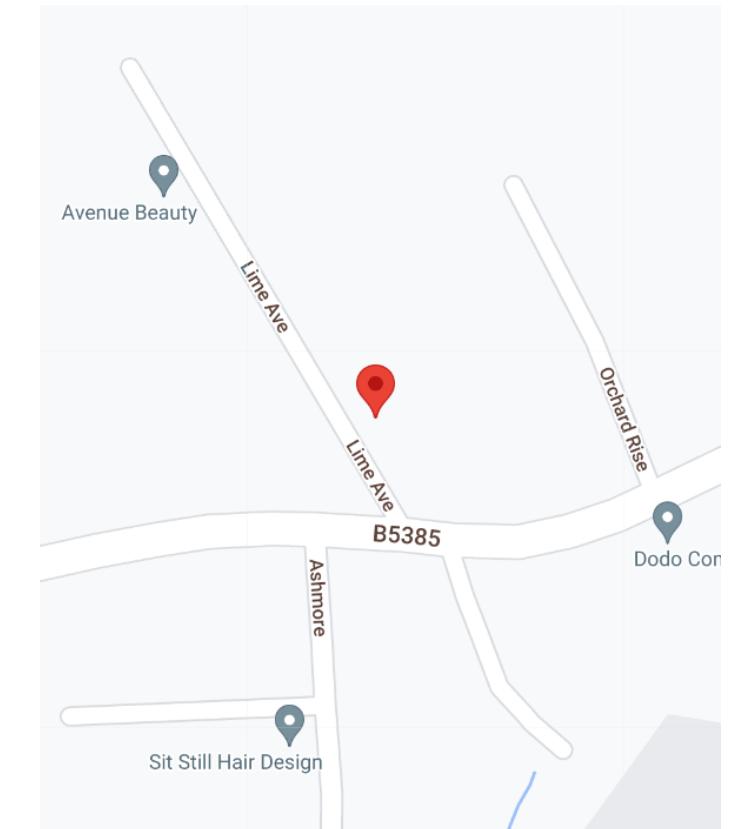


LOCATION

Lime Avenue is a picturesque setting just off the popular East Street in Long Buckby. The village itself has a lot to offer.

Long Buckby is a highly desirable place to live, boasting numerous shops, restaurants, takeaways, a doctors' surgery, dentists, vets 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 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 C EPC: Rating D

"Don't miss the opportunity to make this exceptional property your own and enjoy a lifestyle of spacious living in a desirable, peaceful village setting."

