











A WELL PRESENTED INDIVIDUAL FIVE BEDROOM DETACHED FAMILY HOME situated in a QUIET NO THROUGH ROAD and located in the ever popular village of Long Buckby. The property offers SPACIOUS LIVING ACCOMMODATION comprising of good sized entrance hall, lounge/dining area, FAMILY/GAMES ROOM, conservatory and a further sitting room/snug, kitchen, UTILITY/BOOT ROOM, cloakroom, five bedrooms with REFITTED EN SUITE BATHROOM TO MASTER and REFITTED FAMILY BATHROOM, DOUBLE GARAGE with WORKSHOP at the rear. Outside is a private rear garden and the generous front offers an IN AND OUT DRIVEWAY allowing AMPLE OFF ROAD PARKING. Viewing is recommended to appreciate the potential this property offers. Fast Find - 11572 Energy Rating - E

#### **Entered**

Via a Upvc double glazed door into:

#### **Entrance Hall 18'6" x 7'7" max dimensions (5.64m x 2.31m max dimensions)**

A spacious entrance hall with storage cupboard with hanging space, dog legged staircase rising to first floor, coved ceiling, smoke alarm, heating vent, doors into lounge/dining room and kitchen.

#### **Lounge/Dining Room**

#### **Lounge 15'8" reducing to 11'2" x 18' max (4.78m reducing to 3.40m x 5.49m max)**

Fireplace with wooden surround, marble backing and hearth inset with electric fire, coving to ceiling, dado rail, two heating vents, sliding patio door into conservatory, door to family/games room, open through to dining area.

#### **Dining Area 11'2" x 9'6" (3.40m x 2.90m)**

Double glazed window to front aspect, coving to ceiling, heating vent.

#### **Conservatory 15'8" x 9'10" (4.78m x 3.00m)**

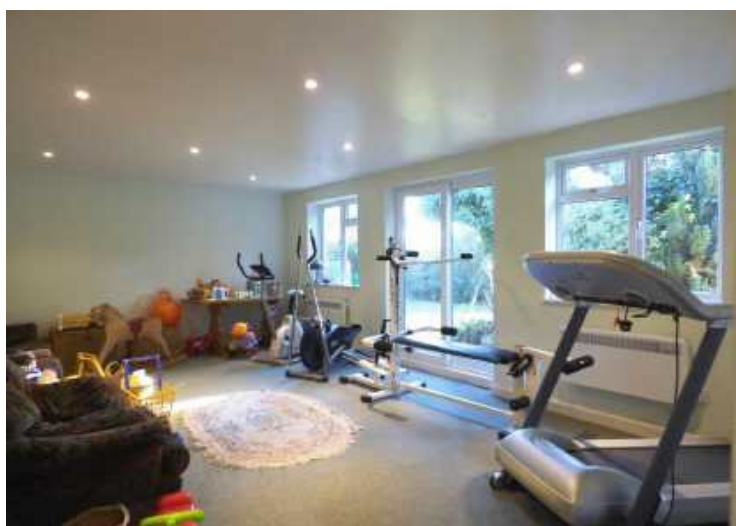
A good sized conservatory comprising of Upvc double glazed windows build onto low level brick wall, polycarbonate roof, tiled floor, two electric wall heaters, Upvc double glazed french doors onto rear garden.

#### **Family/Games Room 19'10" x 13'4" (6.05m x 4.06m)**

A large versatile room with two Upvc double glazed windows to rear aspect and Upvc sliding patio doors onto rear garden, spotlights to ceiling, two electric wall heaters door to double garage and workshop.

#### **Kitchen 12'6" reducing to 8'4" x 12'3" reducing to 9'3" (3.81m reducing to 2.54m x**

Fitted with a range of wall and base units with worktops over, sink unit and drainer with mixer tap over, built in electric hob with extractor over and built in electric double oven, low level breakfast bar, tiling to floor, Upvc double glazed window to front aspect, glass panel doors to sitting room/snug and utility/boot room.



**Long Buckby Office 01327 844111**

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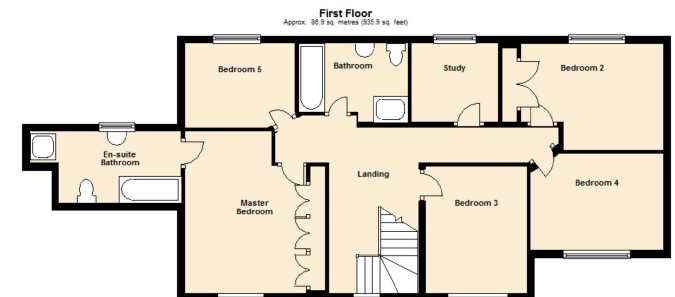
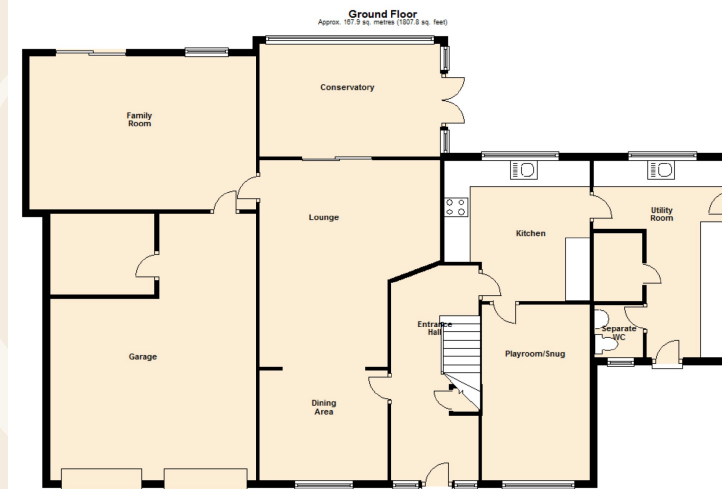
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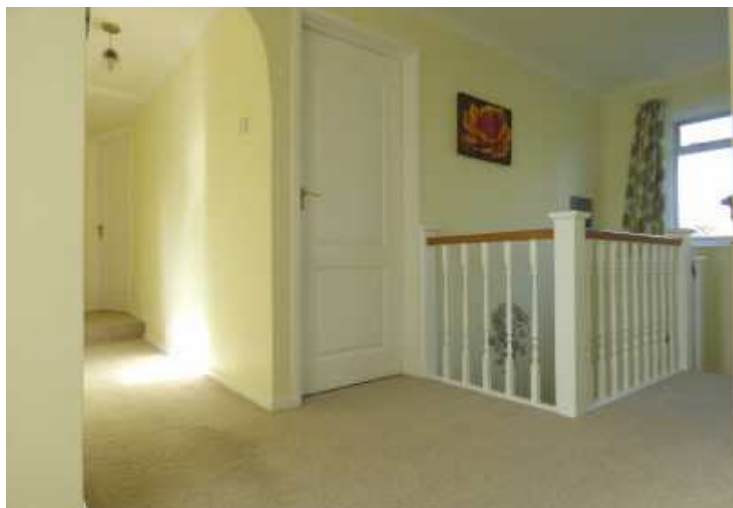


**Utility/Boot Room 16'10" max x 11'6" reducing to 5'7" (5.13m max x 3.51m reducing)**  
A good sized and very useful area with wall and base level units with work surfaces over, one and a half bowl sink unit and drainer with mixer tap over, space and plumbing for washing machine,

tumble dryer and washing machine, space for fridge/freezer, good sized storage cupboard with shelving, tiled floor and heating vent, door to boiler room and cloakroom, door to front aspect, door to side aspect, double glazed window to rear aspect.



**Cloakroom 4'10" x 4'3" (1.47m x 1.30m)**  
Fitted with low level WC, wash hand basin set into vanity unit with tiled splash back, tiled floor frosted window to front aspect.



**Sitting Room/Snug 13'6" x 8'4" (4.11m x 2.54m)**

Double glazed window to front aspect, coving to ceiling, inset spotlights, heating vent.

**Landing 25' x 14'10" max dimensions (7.62m x 4.52m max dimensions)**

Double glazed window to front aspect, access to loft with loft ladder and is fully boarded, smoke alarm, door to all first floor accommodation.

**Master Bedroom 13'7" x 11'6" (4.14m x 3.51m)**

Built in furniture comprising of wardrobes to one wall, bedside cabinets and dressing table, door to ensuite, electric wall heater, double glazed window to front aspect.

**Ensuite 13'3" max x 6'2" (4.04m max x 1.88m)**

A lovely refitted ensuite comprising of deep bath with central mixer tap, wall mounted wash hand basin with mixer tap over, low level WC, shower cubicle housing Mira shower, full height tiling to walls, tiled floor with under floor heating, chrome heated towel rail, spotlights to ceiling, Velux roof light.

**Bedroom Two 11'6" to wardrobe x 9'3" max dimensions (3.51m to wardrobe x 2.82m max)**

Built in double wardrobe, double glazed window to rear aspect, heating vent.

**Bedroom Three 10'7" x 8'6" (3.23m x 2.59m)**

Double glazed window to front aspect, coving to ceiling, heating vent.

**Bedroom Four 11'6" x 7' (3.51m x 2.13m)**

Double glazed window to front aspect, heating vent.

**Bedroom Five 9'8" x 7'4" (2.95m x 2.24m)**

Double glazed window to rear aspect, heating vent.

**Study 7'6" x 6'10" (2.29m x 2.08m)**

Double glazed window to rear aspect.

**Bathroom 9'7" x 5'11" max dimensions (2.92m x 1.80m max dimensions)**

Refitted with a panel bath with Mira shower over, wash hand basin set into vanity unit, low level WC, frosted double glazed window to rear aspect, tiling to water sensitive areas, tiled floor, heating vent.

**Outside**

**Double Garage**

Metal up and over doors, power and light connected, workshop at rear with fitted work bench and shelving, access to eaves storage.

**Rear:**

A good sized rear garden affording a high level of privacy and accessed via both a paved pathway from utility room which leads further to the gated access to the front and also from the conservatory to a decked patio area and onto a further paved patio area. The balance of the garden is mainly laid to lawn with raised beds and extensive flower and shrub borders. Hard standing for greenhouse and shed to one side and further gated access to a further lawned garden to the side of the property.



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All enclosed by timber panel fencing.

## Front:

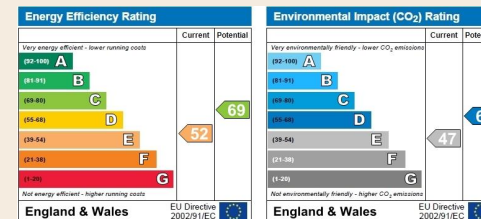
The property is accessed via a substantial tarmac in and out driveway with entry, exit points from both sides affording off road parking for several cars and leading to both front door under storm porch and double garages. There is a central area partly laid to lawn with mature fir tree's and

further extensive borders to both sides which are partly laid to lawn with further mature trees.

## Outside

**Double Garage 23'3" x 18' max dimensions (7.09m x 5.49m max dimensions)**

Twin metal up and over doors, power and light connected, workshop at rear with fitted work bench and shelving, access to eaves storage, door to family room/games room.



**Viewing strictly by appointment with the agent**

## AGENTS DISCLAIMER

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

## MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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