



SERVICES

Main gas, water and electric are connected. Anglian Water

LOCAL AMENITIES

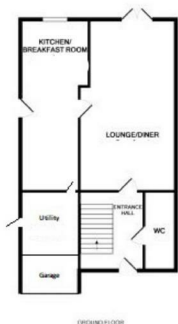
Within the village of Bugbrooke there are three Public Houses, including The Wharf Pub/Restaurant on the canal, a local Convenience Stores/Newsagent, a Post Office, a Florist and a Hairdresser. There is also a Medical Centre, Community Centre and the Village Church. A bus service runs to and from Northampton Town Centre where a further range of shopping facilities can be found. Local Schooling includes Secondary Schooling at Bugbrooke Campion School and Bugbrooke Community Primary School in the High Street. Motorway access to junction 16 of the M1 is via the A45 giving access to Milton Keynes.

HOW TO GET THERE

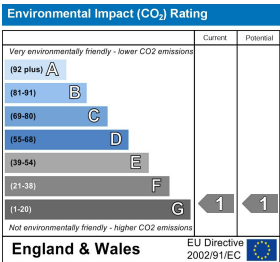
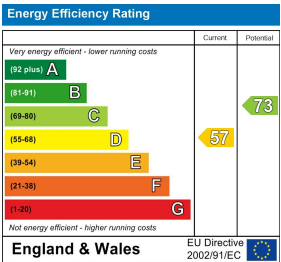
From Northampton proceed in a westerly direction along the A45/Weedon Road to Sixfields and continue straight along the A45 dual carriageway sign posted towards Junction 16 of the M1. At Kislingbury roundabout turn left sign posted to

Kislingbury and proceed through the village following the sign post for Bugbrooke. On entering the village of Bugbrooke take the first turning left after Campion Secondary School/ St Johns Road and then take the second turning on your right into Oaklands where the property can be found halfway down on the left hand side.

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47 Oaklands, Bugbrooke, Northampton, NN7 3QU



Asking Price £299,950 Freehold

A very well presented completely renovated four bedroomed semi-detached family home situated on a quiet road in the popular Northamptonshire village of Bugbrooke. The accommodation comprises entrance hall, cloakroom, 20 ft lounge/diner, refitted kitchen/breakfast room, extended utility room and to the first floor there are two good sized bedrooms and a refitted four piece family bathroom. Outside there is a block paved frontage giving off road parking for two cars leading to the garage/storage. The rear garden faces in a southerly direction and enjoys a sunny aspect and privacy.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

8'06" x 6'02"

UPVC double glazed front door with glazed glass and window to side, radiator, stairs rising to first floor, doors to:

CLOAKROOM

UPVC obscure double glazed window, WC, wash hand basin with vanity unit below, radiator, tiled splash backs.

LOUNGE/DINER

20'04" x 11'09"

UPVC double glazed patio door to rear garden, two radiators, door to:-



KITCHEN/BREAKFAST ROOM

17'03" x 8'09"

Re-fitted range of base and eye level units with wood work surface over, splash backs, stainless steel sink and drainer with chrome mixer tap over, double oven and grill, extractor, plumbing for dishwasher, space for fridge/freezer, breakfast bar, tiled flooring and uPVC double glazed window to rear and side. Door to:-



UTILITY

8'10" x 7'03"

Range of base and eye level units with roll top work surface over, stainless steel sink with mixer tap over, plumbing for washing machine, gas wall mounted combination boiler, uPVC double glazed door to side. (The utility was extended and incorporates part of the garage)



FIRST FLOOR

LANDING

Access to loft via pull down ladder, doors to:-

BEDROOM ONE

12'03" x 8'09"

UPVC double glazed window to rear and radiator.



BEDROOM TWO

12'01" x 8'10"

UPVC double glazed window to front and radiator.



BEDROOM THREE

11'01" x 7'05"

UPVC double glazed window to front, built in wardrobe and radiator.



BEDROOM FOUR

10'07" x 6'05"

UPVC double glazed window to rear and radiator,



BATHROOM

UPVC obscure double glazed window to the side, refitted suite comprising WC, wash hand basin with vanity unit below, panelled bath with shower attachment over and separate glass shower cubicle with central opening doors, radiator, part tiled walls.



OUTSIDE

FRONT GARDEN

Block paved driveway giving off road parking for two cars with secure gated access to side from front to rear.

GARAGE

With remote control roller door. The garage has been part converted for the utility room with the remainder of the garage used as storage.

REAR GARDEN

Landscaped rear garden with patio area, the remainder of the garden is laid mainly to lawn with flower, shrub and bush borders, enclosed by wood panelled fencing. The rear garden faces in a southerly direction and enjoys a sunny aspect and privacy.



For further information on viewing call 01604 230222