



[www.jacksongrundy.com](http://www.jacksongrundy.com)

Johns Road, Bugbrooke  
Northampton  
Northamptonshire, NN7 3PZ

£300,000 Semi Detached



3



1



1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us [duston@jacksongrundy.co.uk](mailto:duston@jacksongrundy.co.uk)



---

JACKSON GRUNDY ARE DELIGHTED TO WELCOME TO THE MARKET THIS BEAUTIFULLY PRESENTED MODERN SEMI DETACHED HOME OFFERS STYLISH AND COMFORTABLE LIVING IN A POPULAR VILLAGE SETTING. THE PROPERTY FEATURES A BRIGHT LOUNGE WITH FRENCH DOORS TO THE GARDEN, A CONTEMPORARY FITTED KITCHEN AND A DOWNSTAIRS CLOAKROOM. UPSTAIRS ARE THREE WELL PROPORTIONED BEDROOMS AND A MODERN FAMILY BATHROOM. OUTSIDE, THE HOME ENJOYS A PRIVATE REAR GARDEN WITH PATIO, LAWN AND PLANTED BORDERS, PERFECT FOR RELAXING OR ENTERTAINING. TO THE FRONT IS A PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING AND ACCESS TO A DETACHED SINGLE GARAGE. IDEALLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.

---

#### GROUND FLOOR

- WC
- KITCHEN
- LOUNGE/DINING ROOM

---

#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

---

#### OUTSIDE

- FRONT GARDEN
  - GARAGE
  - REAR GARDEN
- 





---

## THE PROPERTY

Jackson Grundy are delighted to welcome to the market this beautifully presented modern family home is set within the popular village of Bugbrooke and offers stylish, contemporary living throughout.

The ground floor features a welcoming entrance hall with cloakroom, a sleek fitted kitchen with integrated appliances, and a bright open plan lounge/dining room with French doors opening onto the private rear garden.

Upstairs offers three well proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom finished to a high standard.

Outside, the property enjoys a well maintained rear garden with patio seating, lawn and planted borders, ideal for entertaining and family use. To the front there is off road parking leading to a detached garage.

Bugbrooke offers excellent local amenities, schooling and transport links, making this an ideal family home.

EPC Rating: TBC. Council Tax Band: C

We have been advised of the following:

Area Management Charge £200 pa.

This would need to be verified by your chosen legal representative.





## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Ask Agent
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

This large and popular village lies approximately 7 miles west of Northampton. Along with the River Nene and Hoarestone Brook. Bugbrooke also sits on the Grand Union Canal and has a small marina for approximately 40 moorings. Twinned with Iteuil in France, the village has seen much expansion over the years but the old part retains many fine buildings and is home to several of the village's amenities including general store, public houses, Anglican church and Baptist chapel. Move into the centre of the village and you will find a GP surgery, pharmacy and primary school which feeds into the extremely popular Campion Secondary School on the edge of the village. Main road links from Bugbrooke are excellent, with the A5 and M1 J16 both less than three miles away and the A45 Northampton ring road just over 5 miles away. A regular bus service also runs between Bugbrooke and Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

818 ft<sup>2</sup>  
76 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

