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Willow View, Kislingbury  
Northampton  
Northamptonshire, NN7 4AT  
£249,995 Bungalow



Department: Sales

Tenure: Freehold



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A TWO-BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF KISLINGBURY. THE PROPERTY OFFERS WELL-PROPORTIONED ACCOMMODATION INCLUDING A LOUNGE, KITCHEN, TWO BEDROOMS AND A BATHROOM, THE PROPERTY WILL REQUIRE SOME MODERNISATION, PRESENTING EXCELLENT POTENTIAL TO IMPROVE. OUTSIDE BENEFITS INCLUDE FRONT AND REAR GARDENS, A DRIVEWAY AND

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
- GARAGE & DRIVEWAY
- REAR GARDEN

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## THE PROPERTY

A well-positioned two-bedroom semi-detached bungalow located in the popular village of Kislingbury, offering excellent potential for modernisation and improvement. The property comprises an entrance porch, a spacious lounge, kitchen/diner, two bedrooms and a family bathroom. Internally, the accommodation will require some modernisation, providing an ideal opportunity for buyers to refurbish to their own taste.

Externally, the home benefits from a generous rear garden, laid mainly to lawn with established planting, along with a detached garage and driveway providing off-road parking. To the front is a further lawned garden enhancing kerb appeal.

Situated within a quiet residential cul-de-sac, 28 Willow View is conveniently placed for local amenities, countryside walks and road links to Northampton and surrounding villages. An excellent project for downsizers, investors or buyers seeking a home with scope to add value.

EPC Rating: TBC. Council Tax Band: B.





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## MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

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## LOCATION

The River Nene flows alongside this pretty village positioned just 4 miles west of Northampton. Blessed with three 'watering holes' who also serve food, Kislingbury is home to several small businesses and amenities including post office and general stores. Kislingbury has its own primary school which feeds into Campion Secondary school in the next village of Bugbrooke, 2 miles away. The village also benefits from a church, chapel, sports field, playground and plentiful open green areas despite being only ½ mile from the A45 Northampton ring road and 3 miles from Junction 16 of the M1. Public transportation options include the regular bus service which runs to Northampton where the train station offers mainline services to both Birmingham New Street and London Euston.

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## 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)

