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High Street, Gayton  
Northampton  
Northamptonshire, NN7 3HD  
**£400,000 - Guide Price** Bungalow



**Platinum Trusted  
Service Award**  
Based on service ratings  
over the past year



Department: Sales

Tenure: Freehold



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INDIVIDUAL, NON-ESTATE, DETACHED BUNGALOW GENTLY ELEVATED FROM THE ROADSIDE IN HIGHLY REGARDED VILLAGE.

A DECEPTIVELY SPACIOUS, THREE BEDROOM, DETACHED BUNGALOW LOCATED ON A GENEROUS PLOT IN WHAT IS CONSIDERED AS ONE OF THE COUNTY'S PREMIUM VILLAGES, GAYTON.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
  - GARAGE
  - REAR GARDEN
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## THE PROPERTY

INDIVIDUAL, NON-ESTATE, DETACHED BUNGALOW GENTLY ELEVATED FROM THE ROADSIDE IN HIGHLY REGARDED VILLAGE.

A deceptively spacious, three bedroom, detached bungalow located on a generous plot in what is considered as one of county's premium villages, GAYTON.

The property further benefits from gas central heating via a combination boiler in the loft space, double glazed windows and doors, and recently redecorated and re-carpeted interior.

Internally, the property offers an entrance door on the side aspect into the welcoming hallway with access to all rooms, lounge with doors into the garden and space for dining table, kitchen with feature stable door to the side passageway, three bedrooms, modern white suite shower room and a separate washroom/WC.

Outside, the property sits gently elevated from the roadside with generous frontage providing a sweeping gravel driveway providing parking with potential space for caravan/trailer and a single attached garage. A side gate leads to the level rear garden extending to approx. 60' with patio and lawn fully enclosed with fencing.

EPC Rating: D. Council Tax Band: D









## MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	D
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	Off-street
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	Restrictions, No private right of way, public right of way
Rights and Easements	Ask Agent

## LOCATION

Gayton is a rural village set on a hill less than 6 miles southwest of Northampton. Linked by a public footpath network to the larger villages of Bugbrooke, Milton Malsor and Blisworth, the village has its own Norman church, village hall, post office, two public houses, a garage, riding stables and primary school. Secondary education is provided for at Champion School, Bugbrooke 3 miles away. The community is supported by and enjoys a number of societies and clubs with further services provided in mobile delivery form including butcher, grocer, fishmonger, library and hairdresser. A public bus service operates to both Northampton and Towcester but the village also has a community bus shared with neighbouring village Tiffield which is run by volunteers. The nearest main access road is the A43 Northampton/Oxford ring road which in turn provides links to both the M1 and M40 motorways, whilst for rail, Northampton station offers mainline access to both London Euston and Birmingham New Street.

## 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)

