

NEW INSTRUCTION



LIME GROVE

Bugbrooke, Northampton, NN7 3QZ



DAVID COSBY  
ESTATE AGENTS



# Ashby Road

Welton, Daventry, NN11 2JS

Total GIA (Gross Internal Area) Approx. 70 sqm (753 sqft)

## Features

- Semi-detached three-bed village home
- Recently refurbished with neutral décor and new carpeting
- Offered for sale with no onward chain
- Spacious full-width sitting/dining room with garden access
- Kitchen/breakfast room and Modern family bathroom
- Attached garage with power, lighting, and rear workshop area
- Off-road parking to low-maintenance gravel frontage
- Enclosed rear garden with patio, gravelled section, and lawn
- Sought-after village location with good amenities

## Description

This well-presented three-bedroom semi-detached home is situated within the popular village of Bugbrooke, offering convenient access to local amenities, schools, and excellent transport links. The property has been recently refurbished to a good standard, with neutral décor and newly fitted carpets throughout, making it ready for immediate occupation.

The accommodation includes a bright full-width sitting/dining room with direct garden access, a practical kitchen/breakfast room, three bedrooms, and a modern family bathroom. Outside, the property benefits from a low-maintenance gravelled frontage with ample parking, an attached garage with workshop potential, and an enclosed rear garden with patio, gravelled section, and lawn.



A well-presented three-bedroom semi-detached home with garage, off-road parking, and enclosed garden, situated in the sought-after village of Bugbrooke.

# Accommodation

## Entrance Hall

The property is approached via a modern, frosted two-panel entrance door with a five-point locking mechanism and matching full-height double-glazed side casement. The entrance hall provides a welcoming and practical space with a large understairs storage area housing the electrical consumer unit. The walls are neutrally decorated, and the flooring is laid with contemporary dark grey acrylic tiles. White four-panel internal doors give access to the kitchen/breakfast room and the full-width sitting/dining room.

## Sitting/Dining Room

Spanning the full width of the property, this bright and versatile reception room enjoys natural light through double-glazed sliding patio doors that open directly onto the rear garden, creating a pleasant indoor-outdoor entertaining space. The room is enhanced by newly fitted cut-pile carpeting and neutral décor.

## Kitchen/Breakfast Room

Positioned to the front of the property, the kitchen is fitted with a comprehensive range of light oak-effect Shaker-style base and wall units with brushed chrome handles, complemented by dark marble-effect work surfaces and a polished tiled upstand. Integrated appliances include a four-burner electric hob with brushed chrome extractor hood and light above, together with an electric oven. There is space for an large-style fridge freezer and provision for a dishwasher or washing machine.

A modern Lamona one-and-a-half bowl sink with integral drainer and chrome mixer tap with flexible hose is set beneath a three-unit double-glazed window overlooking the front aspect. The floor is laid with dark grey ceramic tiles to complement the work surfaces, and heating is provided by a contemporary tall column radiator. Recessed ceiling spotlights provide even illumination, and there is sufficient space for a small table and chairs, making the room suitable for informal dining.





# Accommodation

## First Floor Landing

A bright galleried landing featuring white-painted chamfered balustrades with matching handrail and newly fitted cut-pile carpeting. Neutrally decorated walls add to the sense of light and space, and a top-hung casement window provides natural light and ventilation. White six-panel doors open to the bedrooms and family bathroom, and a large, insulated ceiling hatch gives access to the roof void.

## Bedroom 1

A well-proportioned double bedroom situated to the rear of the property, with a three-unit casement window overlooking the garden. Recently refurbished, the room has a bright and fresh feel, with newly fitted cut-pile carpeting and neutrally decorated walls.

## Bedroom 2

A further new refurbished double bedroom of comparable proportions, positioned to the front of the property. A three-unit casement window allows for good natural light, and the room is well suited as a second double bedroom or versatile guest space.

## Bedroom 3

A single bedroom, ideally suited as a child's room or study, with a large two-unit casement window overlooking the rear garden. As with the other rooms, it benefits from newly fitted cut-pile carpeting and neutral décor, presenting a ready-to-move-into condition.

## Family Bathroom

Fitted with a modern three-piece suite comprising a white panelled bath with chrome wall-mounted mixer tap and shower attachment, a ceramic WC with concealed cistern and wall-mounted flush plate, and a pedestal wash hand basin with chrome mixer tap. A tempered glass screen is fitted to the bath/shower area, with walls finished in part with stylish metro tiling and complemented by neutral décor and acrylic tiled flooring.

Natural light and ventilation are provided by a frosted double-glazed casement window with trickle vent to the front aspect, while additional mechanical extract ventilation has been installed. Heating is via a chrome ladder towel rail, and recessed ceiling spotlights provide even artificial lighting. A large cupboard houses the combination boiler and offers useful storage.





# Grounds

## Front Aspect

The property is set back from Lime Grove, with a dropped kerb providing vehicular access to a full-width gravelled frontage and an attached single garage. The gravel finish creates a practical, low-maintenance exterior with ample off-road parking.

## Rear Garden

The rear garden can be accessed directly from the sitting room or via a pedestrian door at the rear of the garage. A good-sized riven-slab patio provides an ideal space for outdoor dining and relaxation, with steps down to a central gravelled area well suited for pots and planters. Beyond, a level lawn offers further space for recreation, edged by vertical timber sleepers and complemented by established shrubs including privet and photinia. The garden is enclosed by a combination of close-board and timber panel fencing, creating a private and practical outdoor space.

## Garage

The attached single garage is of facing brick construction beneath a felted flat roof, offering secure vehicle storage together with a useful rear workshop area. A large, double-glazed casement window provides natural light, making the space well suited for DIY or hobby use. A full-height double-glazed door with five-point locking mechanism opens directly onto the patio, allowing convenient access to the garden. The garage also benefits from power and lighting.

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## Location

The village and civil parish of Bugbrooke lies about seven miles south-west of Northampton and two miles from Junction 16 of the M1. Overlooking the River Nene – pronounced “Nen” locally – the village is home to around three thousand residents and offers a wide range of property to suit differing needs and budgets.

Bugbrooke has a long history, with Heygate's Mill still operating on a site that has housed a mill for nearly a thousand years. The village also retains a number of attractive ironstone cottages, while the 13th-century parish church of St Michael and All Angels remains a focal point for the community. There is an excellent range of facilities. Sporting enthusiasts are well served with rugby, football, cricket and badminton clubs, together with a marina on the Grand Union Canal. Everyday needs are met by a doctor's surgery with pharmacy, post office, village shop, takeaways, and the popular Bakers Arms public house which also serves food. The village also benefits from a primary school, with secondary education provided by Campion School.

Bugbrooke offers a genuine sense of community within a traditional rural setting, whilst enjoying excellent road links to Northampton, Towcester and Milton Keynes, and convenient rail connections from nearby Long Buckby. It could be just the place for those with a desire for village life without having to forgo all the advantages of larger centres of population.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Oil, Electricity, Water, and Drainage

**Council Tax:** Band C    **EPC:** D    **Tenure:** Freehold

**Broadband:** Ultra Fast Broadband Available

### Important Notice

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Grand Union Canal



Location Plan (not to scale)



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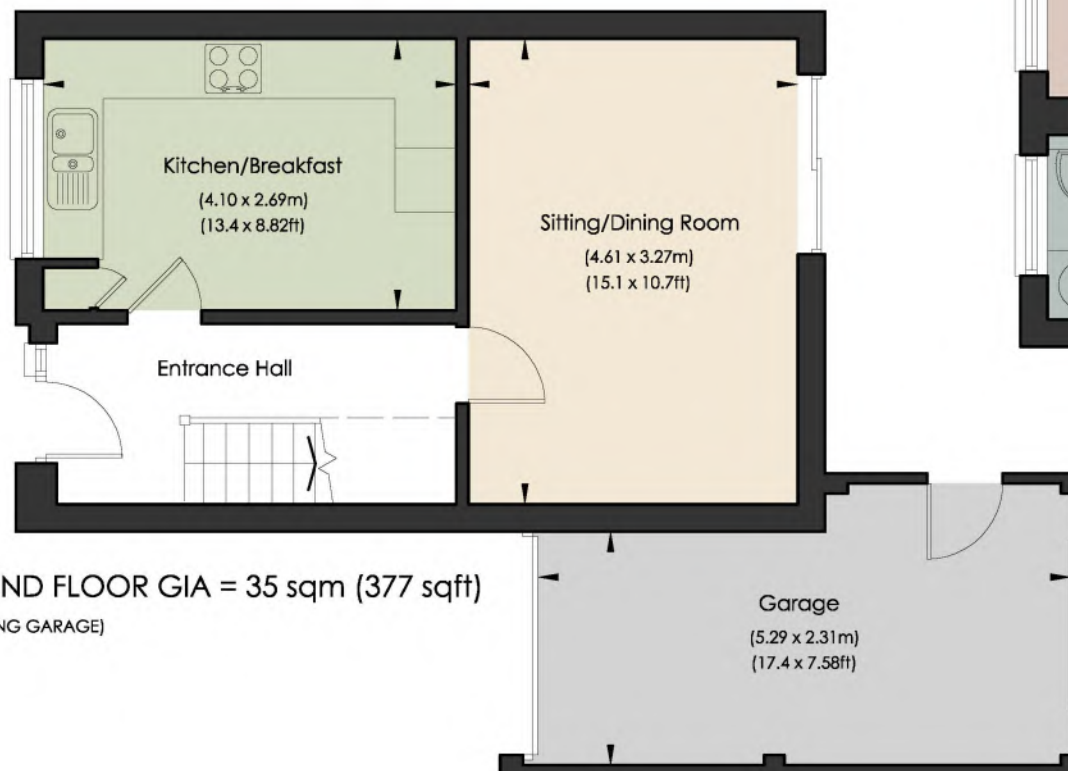
# Lime Grove Bugbrooke, NN7 3QZ

Approximate GIA (Gross External Area) Exc. Garage = 70sqm (753 sqft)

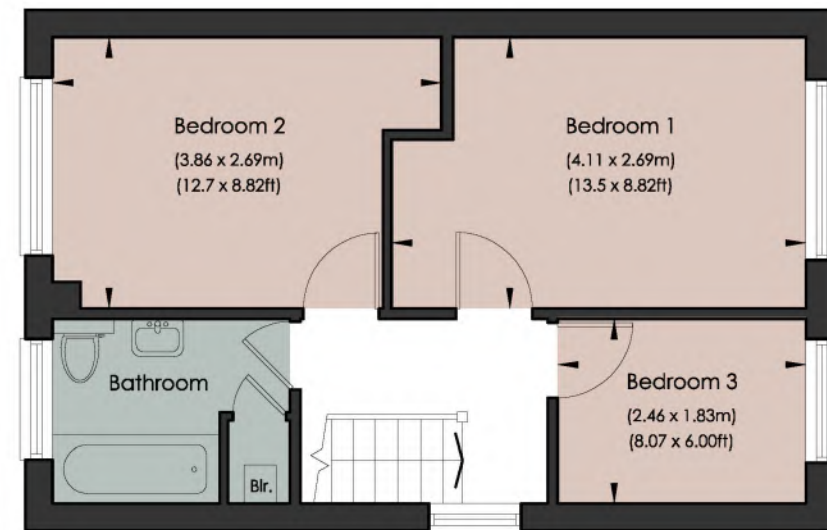


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 35 sqm (377 sqft)  
(EXCLUDING GARAGE)



FIRST FLOOR GIA = 35 sqm (377 sqft)



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