



# Bugbrooke Road

Kislingbury, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Bugbrooke Road

Kislingbury  
NN7 4AY

Price  
£280,000

Situated in the beautiful village of Kislingbury is this three bedroom semi-detached home offering fantastic potential for modernisation throughout. Set on a generous plot and offered with no onward chain, this spacious property provides a great opportunity for buyers looking to add value and personalise a home to their taste.

The accommodation comprises entrance hall, sitting room leading into a bright conservatory and a well proportioned kitchen/dining room. There is also an inner hallway leading to a utility room and bathroom. The first floor offers three bedrooms including an en-suite to the master. Outside, the rear garden is a standout feature and is a generously size being enclosed with mature hedging for privacy and offering scope for landscaping or division. To the front is a gravelled driveway providing off road parking for two to three vehicles. This property is an ideal project for those looking to create a long term home in a desirable village setting. (C/1081/L)

- Three bedroom semi-detached home
- Conservatory
- Gas radiator heating
- Secluded rear garden
- Ample off road parking
- No onward chain









#### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: E

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

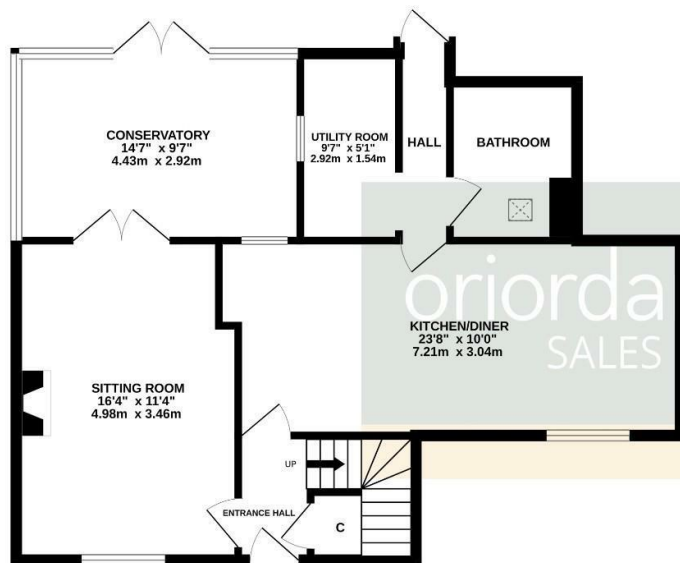
**O'Riordan Bond Duston North Sales**

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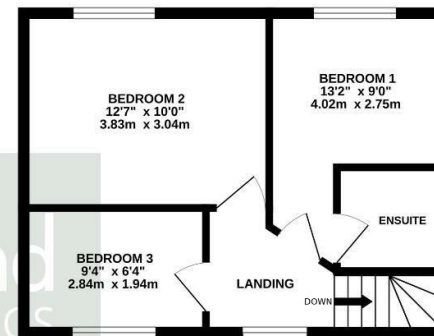
dustonnorth@oriordanbond.co.uk



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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