

**2 The High Leys
Crick
NORTHAMPTON
NN6 7TE**

Guide Price £340,000



- **THREE BEDROOM DETACHED BUNGALOW**
- **REFITTED FAMILY BATHROOM**
- **SPACIOUS LOUNGE**
- **GARAGE & PARKING**
- **POPULAR VILLAGE LOCATION**

- **EXTENDED**
- **FITTED WETROOM AND UTILITY AREA**
- **LOVELY CORNER PLOT**
- **NO UPWARD CHAIN**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An EXTENDED, three bedroom, detached bungalow set on a lovely corner plot in the popular Northamptonshire village of Crick. In brief the accommodation comprises; entrance hall/lobby, spacious lounge, fitted kitchen, fitted wet room, utility area, three good size bedrooms and a family bathroom which has been refitted to high standard. The property further benefits from upvc double glazing, oil central heating, solar panels (which are owned) off road parking for two cars, a detached garage and an enclosed rear garden. This property is also offered with NO UPWARD CHAIN. The village has a great community feel and amenities including a primary school, Post Office, general stores and a Co-op. The property is also in the catchment area for Guilsborough Academy There are also three pubs, a working men's club and a canal-side restaurant. Commuters can easily access junction 18 of the M1 or London by train from Long Buckby.

Accommodation Comprises

Entry via upvc door into:

Entrance Lobby

Windows to the front aspect. Obscure windows to side aspect. Radiator. Hardwood door with obscure glazing leading into:

Lounge

Bay window with two slimline radiators. Two further radiators. Wall mounted thermostat. Doors off to inner hallway and kitchen.

Kitchen

Fitted with a range of base and eye level high gloss units with work surface space incorporating a one and a half bowl ceramic sink with mixer tap over. Space for a cooker with extractor fan over. Space and plumbing for a washing machine. Space for a fridge/freezer. Tiled splash backs. Floor mounted Worcester Bosch boiler. Radiator. Spotlights. Window overlooking rear garden. Obscure glazed door to rear garden.

Utility Area

Further matching kitchen units. One and a half bowl ceramic sink unit with mixer tap over. Tiled splash backs. Two windows to front aspect. Radiator. Sliding wooden door leading into:

Refitted Wetroom

With low level w.c., wall mounted wash hand basin, and 'Trident' electric shower. Tiling to splash areas. Spotlights. Wall mounted chrome radiator. Extractor fan. Two obscure glazed windows to side aspect.

Inner Hallway

Doors off to bedrooms and bathroom. Airing cupboard housing boiler. Access to loft space.

Bedroom One

Bay window to front. Radiator. Coving to ceiling.

Bedroom Two

Window to rear. Radiator.

Bedroom Three

Window to rear aspect. Radiator.

Refitted Family Bathroom

Refitted with a modern suite to comprise; vanity unit with wash hand basin, panel bath with mixer shower over. and w.c with concealed cistern. Fully tiled walls. Chrome ladder radiator. Obscure glazed window to side.

Front Garden

Front and side gardens. Mainly laid to lawn with driveway providing off road parking for two vehicles. Gated access to rear garden.

Rear Garden

Mainly laid to lawn. Range of flower and mature shrubs. Enclosed by timber fencing.

Detached Garage

With power and lighting.

Agents Note

Local Authority: Daventry

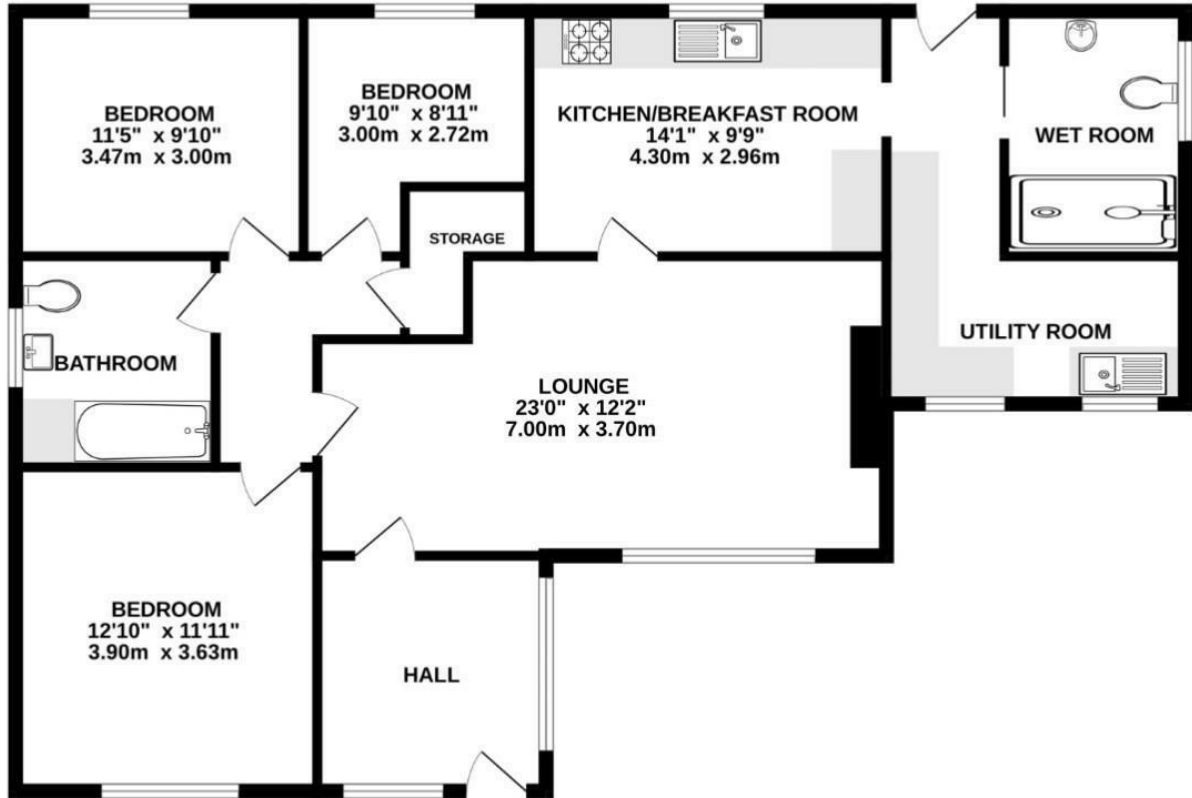
Council Tax Band: D

Energy Efficiency Rating: TBC





GROUND FLOOR



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.