



At a glance

- Semi-Detached
- Popular Village Location
- Extended
- Three Bedrooms
- Two Reception Rooms
- En-Suite
- Front and Rear Gardens
- EPC Rating C

Full property description

An immaculately presented extended home situated in the highly sought-after village of Kissingbury. The ground floor comprises: an entrance hall, kitchen, sitting room, dining room, study, utility room, and a bathroom. Upstairs, the property features three bedrooms and an en-suite. Externally, this home benefits from a front garden and a landscaped rear garden, complete with summer house.





Additional Information

Services: Mains water, electricity, gas

Local Authority: West Northamptonshire Council

Council Tax Band: B

Energy Efficiency: C

Entrance

Enter via the front door into the entrance hall which includes tiled flooring, stairs rising to the first floor landing and doors leading to all ground floor accommodation and to a storage cupboard where there's a window to the front aspect.

Kitchen

The kitchen includes both high level and low level units, continued wood effect flooring, quartz worksurfaces with upstands, composite sink with mixer tap and integrated appliances such as a hob with glass splashback, extractor hood, dishwasher, fridge/freezer, oven and microwave. A door leads to the entrance hall and an opening leads through to the dining room.

Dining Room

The dining room includes continued wood effect flooring, a roof lantern and bifold glazed doors to the rear aspect. Openings lead through to the kitchen, sitting room and hallway.

Hallway

The hallway has continued wood effect flooring, an opening into the study and doors leading to the utility room and bathroom. External doors provide access to the front and rear of the property.

Study

The study includes continued wood effect flooring and a window to the rear aspect.

Utility Room

The utility room includes high level and low level storage, worksurface area, sink with mixer tap, spaces for appliances and a window to the front aspect.





Bathroom

The bathroom includes a WC, handwash basin with vanity unit, panelled bath with rainfall shower over, glass shower screen, continued wood effect flooring, wall tiling to splashback areas, spotlighting, extractor fan and a roof lantern.

Sitting Room

The sitting room includes carpeted flooring, a feature fireplace with a multi-fuel stove, opening through to the dining room and a window to the front aspect.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing which includes carpeted flooring, window to the front aspect and doors leading to all first floor accommodation.

Bedroom One

Bedroom one includes carpeted flooring, a window to the rear aspect and a door leading into the ensuite.

Ensuite

The ensuite includes a WC, handwash basin with vanity unit, shower cubicle, tiling to splashback areas, wood effect flooring, chrome towel radiator and an obscured window to the rear aspect.





Bedroom Two

Bedroom two includes carpeted flooring, window to the side aspect and access to the airing cupboard.

Bedroom Three

Bedroom three includes carpeted flooring and a window to the front aspect.

Garden

The South-facing garden is fully enclosed by brick wall and timber fencing and has been landscaped. It includes a raised flower bed containing plants and shrubs, and areas laid to lawn, gravel, patio and decking for seating. Slabbed stepping-stone steps lead to the rear of the garden where there's a timber-clad summer house with power, lighting and glazed French doors.

Outside

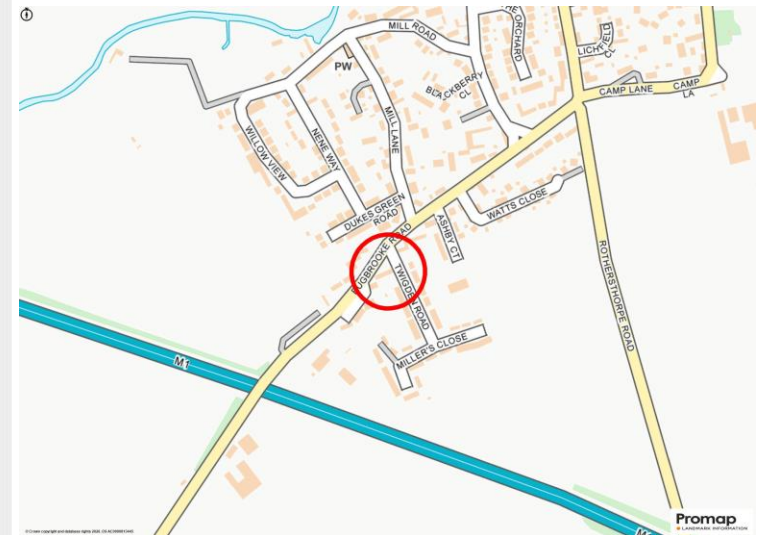
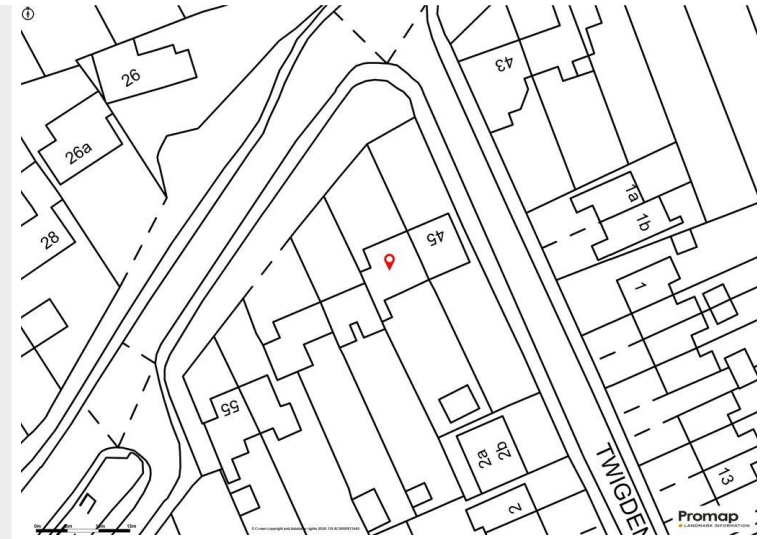
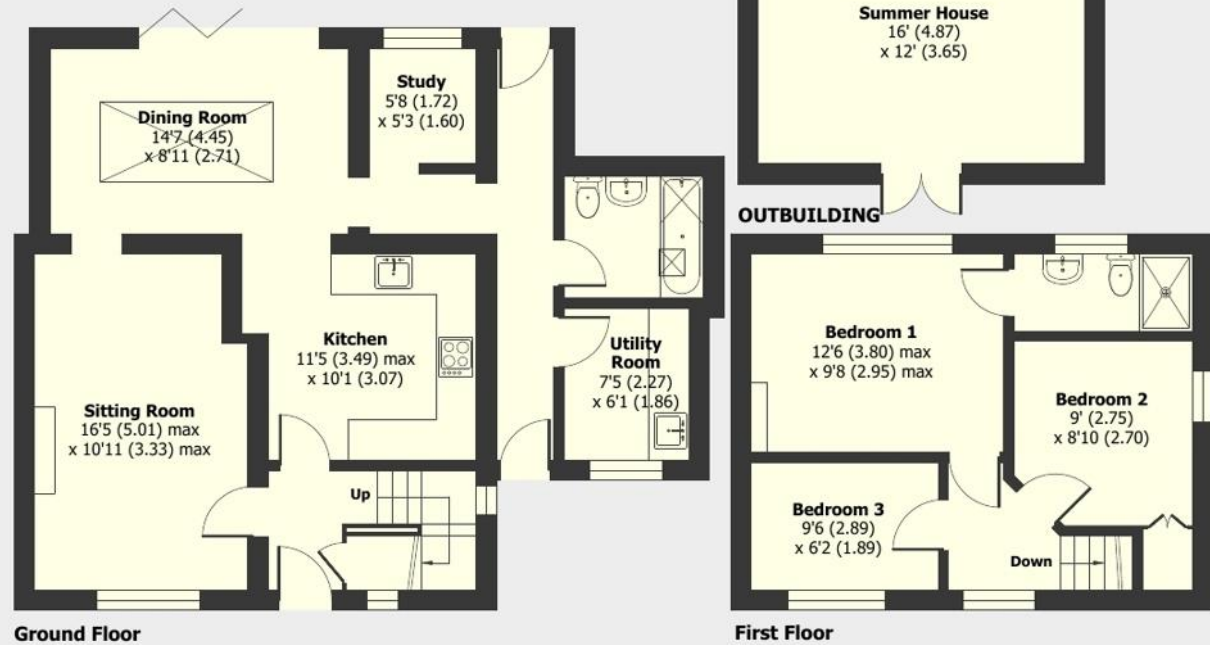
To the front of the property is a generously sized front garden which has been laid to gravel and is bordered by fencing, mature hedgerow and raised flower beds containing plants and shrubs.



Bugbrooke Road, Kislingbury, Northampton, NN7

Approximate Area = 1092 sq ft / 101.4 sq m
 Outbuilding = 191 sq ft / 17.7 sq m
 Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Mustard. REF: 1451376



191 Watling Street West, Towcester, Northamptonshire, NN12 01327 350098

@mustardstateagents mustardhomes.co.uk

Mustard 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.

