



8 Holyoake Terrace, Long Buckby, Northamptonshire, NN6 7RH

HOWKINS &
HARRISON

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Northamptonshire, NN6 7RH

Guide Price: £295,000

A beautifully presented three-bedroom terraced home with an extensive 100ft garden is offered for sale with a complete upward chain, situated in the popular and well serviced village of Long Buckby, offering local amenities within walking distance and placed one mile from Long Buckby railway station.

Features

- Beautifully presented home
- Sold with complete upward chain
- Close to railway station
- Three bedrooms
- Family bathroom and ground floor shower room
- Fitted kitchen with adjoining utility
- Open plan lounge/diner
- 100ft rear garden with "garden house"
- EPC Rating - C



Location

The village of Long Buckby is mid-way between Northampton and Rugby and four miles to the east of the market town of Daventry and includes two smaller hamlets of Murcott and Buckby Wharf, on the Grand Union Canal and is only two miles from the M1 J18 Watford Gap. The village has a local railway station with mainline service to London (1.5 hours to Euston) and Birmingham (1 hour to New Street). Local village Schools include infants and juniors. There is an outstanding Nursery (Clarecroft) and there are good range of childminders in the village too. Guilsborough Secondary School approximately six miles away, which the Long Buckby Schools feed into. Other schools easily accessible include Northampton School for Boys, Northampton School for Girls and Lawrence Sheriff and Rugby High grammar schools. Independent schools include Spratton Hall, Bilton Grange, Pitsford School, Rugby School, Princethorpe College, Quinton House, Northampton High School and Coventry School Foundation Schools. There is a very good range of shops including an artisan bakery, delicatessen, two small supermarkets, designer dress boutique, pharmacy, butchers and gift shops. Services include restaurants and take-aways, hairdressers and gym in addition to popular rugby and football clubs plus scouting and other youth and community organisations. There is a medical practice, two dentists, library and three pubs in addition to three active churches.



Ground Floor

The property is entered under a storm porch through a Upvc door into the entrance hallway, leading to the open plan lounge/diner and stairs rising to the first floor accommodation. The sitting room features a bay window and fitted shelves/cabinets within the recess of the chimney breast, with the open plan dining room offering an ample seating area that follows through to the kitchen. The kitchen is laid with classic red quarry tiles and fitted with a range of floor standing and wall mounted shaker style cabinets, with solid wood countertops incorporating; ceramic 1.5 sink, 5-ring gas range cooker with extractor over, integrated dishwasher, space and plumbing for standing fridge/freezer. The adjoining utility comes with matching floor tiles, cabinets and work surfaces also including a ceramic butler sink, allowing additional space for washing machine and dryer, with a door to the ground floor shower room and Upvc door to rear access.

First Floor

The first floor accommodation has two large double bedrooms with a third bedroom/study, and spacious family bathroom comprising of standing shower cubicle, bath, WC and wash basin.

Outside

The front of the property has a paved walkway leading to the front door, with thoughtfully planted shrubs providing privacy to the ground level, enclosed by a low brick wall. A jitty can be found to the side of the property allowing access to the rear walkway and gardens. There is a small courtyard garden stepping immediately from the utility room laid with paved patio, and an extensive 100ft mainly laid to lawn garden, accompanied with a brick built shed and timber frame "garden house" surrounded by matching decking, enclosed by fencing.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

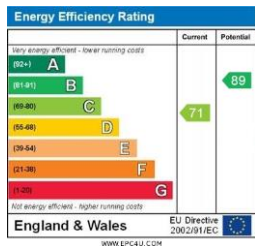
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

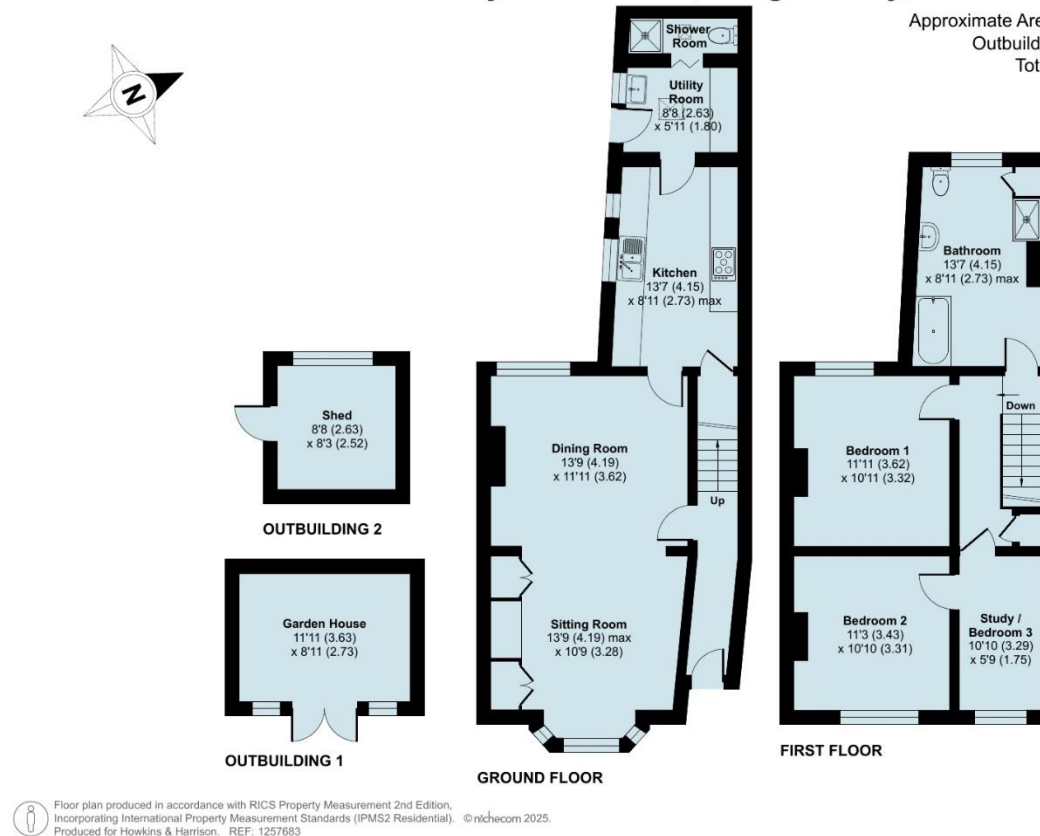
West Northamptonshire Council Tel: 0300-126700

Council Tax Band-B



Holyoake Terrace, Long Buckby, Northampton, NN6 7RH

Approximate Area = 1129 sq ft / 104.8 sq m
Outbuildings = 177 sq ft / 16.4 sq m
Total = 1306 sq ft / 121.2 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). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1257683

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