



28 The Banks, Long Buckby, Northamptonshire, NN6 7QQ

HOWKINS &  
HARRISON



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Northamptonshire, NN6 7QQ

Guide Price: £295,000

A well presented three-storey terraced home with off-road parking, offering spacious and versatile living accommodation spread over three floors, situated in the popular and well serviced village of Long Buckby boasting local amenities within walking distance and placed just over one mile from Long Buckby railway station.

### Features

- Well presented three-storey terraced home
- Off-road parking
- Close to railway station
- Three bedrooms
- Family bathroom and en-suite to master
- Open plan lounge/diner
- Fitted kitchen
- EPC Rating - D



## 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 is 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 through a composite Upvc door into the entrance hall, laid with wood effect laminate flooring that follows through to the open plan lounge/diner, and stairs rising to the first floor accommodation. The lounge has a bay window overlooking the front aspect, while the dining area offers ample space for table and chairs, both with feature fireplaces. The fitted kitchen follows on from the dining area, laid with decorative tiled flooring and comes with a range of shaker style floor standing cabinets with wooden countertop, work surfaces incorporating; 1.5 stainless steel sink, integrated electric oven with gas hob and extractor over, and space for standing fridge/freezer, with understairs storage and Upvc door to the courtyard garden. There is a brick-built store in the courtyard garden with space and plumbing for a washer/dryer.

## First Floor

The first floor landing leads to all principal rooms with further stairs to the top floor accommodation. There are two double bedrooms and spacious family bathroom with shower over bath, WC and wash basin.

## Second Floor

The light and airy top floor master bedroom has fitted Velux roof window, enjoying an en-suite shower room and views over the countryside.







## Outside

The front garden has decorative paved tiles leading to the front enclosed by a low red brick wall and wrought iron gate.

There is a small courtyard garden stepping immediately from the kitchen, laid with matching tiled flooring, leading to an extensive 75ft laid to lawn garden, benefitting off-road parking for one vehicle.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

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

## Fixtures and Fittings

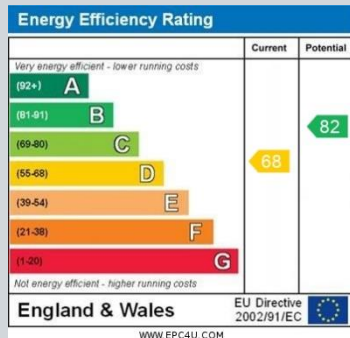
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



## The Banks, Long Buckby, Northampton, NN6

Approximate Area = 1073 sq ft / 99.6 sq m

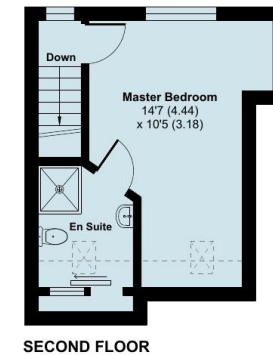
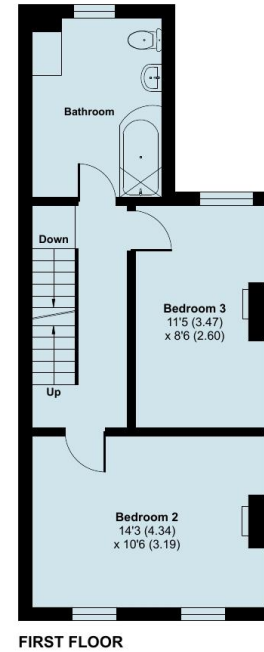
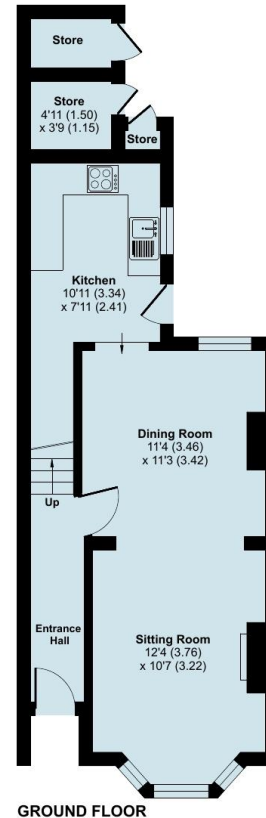
Limited Use Area(s) = 28 sq ft / 2.6 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 1138 sq ft / 105.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1273491

## Howkins & Harrison

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