

TO LET

THE LEYS

Long Buckby, NN6 7YD



DAVID COSBY
ESTATE AGENTS



The Leys

Long Buckby, NN6 7YD

Total GIA Inc. Garage | Approx. 77 sqm (829 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Popular Village Location
- Three Bedrooms
- Off-Road Parking
- Enclosed Rear Garden
- Spacious Living Room
- Separate Dining Room
- Good Transport Links

Description

Available for immediate rent, this well-presented three-bedroom semi-detached home is located in the desirable village of Long Buckby. The property benefits from a driveway providing off-road parking, and an enclosed rear garden accessible via French doors from both the living and dining rooms.

Internally, the accommodation includes a spacious living room, a well-equipped kitchen with modern appliances, and three well-proportioned bedrooms. The family bathroom features a three-piece suite with a bath and separate electric shower. Neutral décor and a combination of timber laminate and carpeted flooring create a bright and welcoming atmosphere throughout.

Long Buckby is a thriving Northamptonshire village offering a range of local amenities, and surrounded by picturesque countryside.



A three-bedroom semi-detached home in the village of Long Buckby, offering off-road parking, an enclosed rear garden, and well-connected living spaces with easy access to local amenities and transport links.

The Property

Entrance Hall

Accessed via a part-glazed panel door, the entrance hall has a timber-effect vinyl floor and neutral décor. A flight of carpeted stairs leads to the first floor, with doors opening to the living room, dining room, and kitchen.

Kitchen

Located at the front of the property, the kitchen features a range of base and wall units with quartz-effect work surfaces. A large casement window provides good natural light, while appliances include a five-burner gas hob with an extractor hood and a separate two-door electric oven. A stainless-steel sink with a mixer tap and hose sits beneath the window. The floor is finished with marble-effect ceramic tiles.

Living Room

Situated at the rear of the property, the living room benefits from good natural light via a two-unit window overlooking the garden. The floor is fitted with a cut-pile carpet, and walls are neutrally decorated. French doors provide access to the rear patio, while an arched opening leads through to the dining room.

Dining Room

Located at the rear of the property, the dining room has a cut-pile carpet and neutral décor. French doors open onto the rear patio and garden, providing additional natural light and access to outdoor space. An arched opening connects the room to the living area.



The Property

First Floor Landing

The first-floor landing is fitted with a cut-pile carpet and has neutral décor. White panel doors lead to the bedrooms and family bathroom.

Bedroom 1

A double bedroom located at the rear of the property, featuring a two-unit window overlooking the garden. The floor is finished with timber laminate boards, and the walls are neutrally decorated.

Bedroom 2

A double bedroom at the front of the property with a two-unit window overlooking the front aspect. The room has a cut-pile carpet and built-in storage, including a four-door wardrobe with a fitted clothes rail and a separate over-stairs cupboard with slatted shelving.

Bedroom 3

A single bedroom located at the rear of the property, featuring a two-unit window overlooking the garden. The floor is finished with timber laminate boards, and the walls are neutrally decorated.

Family Bathroom

Fitted with a three-piece suite comprising a bath with chrome pillar taps, a separate electric shower with a hinged glass screen, a ceramic wash hand basin with a pedestal, and a close-coupled WC. A frosted casement window to the side provides natural light, while the walls have part full-height ceramic tiling. The floor is finished with sheet vinyl.

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Let our team of expert Chartered Surveyors and Lettings Specialists provide you with a no-obligation rental valuation.

We offer a transparent and competitive lettings service with no hidden fees, ensuring you get the best return on your investment while maintaining flexibility and control.

Contact us today to arrange your free rental valuation and let us help you find the right tenants with confidence.



Grounds

Front Aspect

The property is set back from The Leys and features a driveway providing off-road parking for one vehicle. A slate shingle border and a pathway lead to the main entrance, which sits beneath a projecting timber canopy with a tiled roof.

Rear Aspect

The enclosed rear garden is accessible via French doors from both the dining room and living room. A shallow patio area extends from the sitting room, with a further small, paved area to the rear of the dining room. The remainder of the garden is mainly laid to lawn, with a concrete slab base in the rear right-hand corner, offering potential for a storage unit or shed. Perimeter boundaries consist of concrete posts and close-board timber fencing.

Important Notice:

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one.

Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries.

David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions.

On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.



Location

Long Buckby is a thriving Northamptonshire village that combines rural charm with excellent transport links. The village offers a range of amenities, including independent shops, cafés, traditional pubs, a library, and a post office. For everyday essentials, there is a Co-op supermarket, while a doctor's surgery and dental practice serve local healthcare needs.

Families benefit from well-regarded schooling, with Long Buckby Infant and Junior Schools providing primary education in the village. For secondary schooling, Long Buckby falls within the catchment area for Guilsborough Academy, a popular choice for older students.

For commuters, Long Buckby railway station offers direct services to London Euston in approximately an hour and Birmingham New Street in around 40 minutes. The nearby M1 (Junction 16) and A5 provide convenient road connections, making travel across the region easily accessible.

The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with scenic routes leading to the Grand Union Canal and local nature trails. Further shopping, leisure, and entertainment options can be found in the nearby market towns of Daventry and Northampton, both of which are just a short drive away.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band C **EPC:** C

Tenant Fees Payable – Tenant Fees Act 2019 (The Act)

PRIOR TO COMMENCEMENT OF THE TENANCY (PAYABLE TO AGENT)

- Deposit: 5 weeks rent plus first months rent less any holding deposit already paid.
- Holding Deposit: 1 week's rent

DURING THE TENANCY (PAYABLE TO AGENT)

- Any tenant requested variation or change to the tenancy agreement: £50
- Interest on late payment of rent: 3% above the Bank of England base rate
- For the loss of keys/security devices: Reasonably incurred costs apply
- Early termination of the tenancy: Payment of any unpaid rent and other reasonable costs

DURING THE TENANCY (PAYABLE TO THE PROVIDER)

- Utilities: Gas, electricity, other fuel, water, sewerage
- Communications: Installation and subscription to cable/satellite, telephone, and broadband
- Television licence
- Council Tax

OTHER PERMITTED PAYMENTS

- Any other permitted payments under the Act applicable at the relevant time including contractual damages for tenant default.

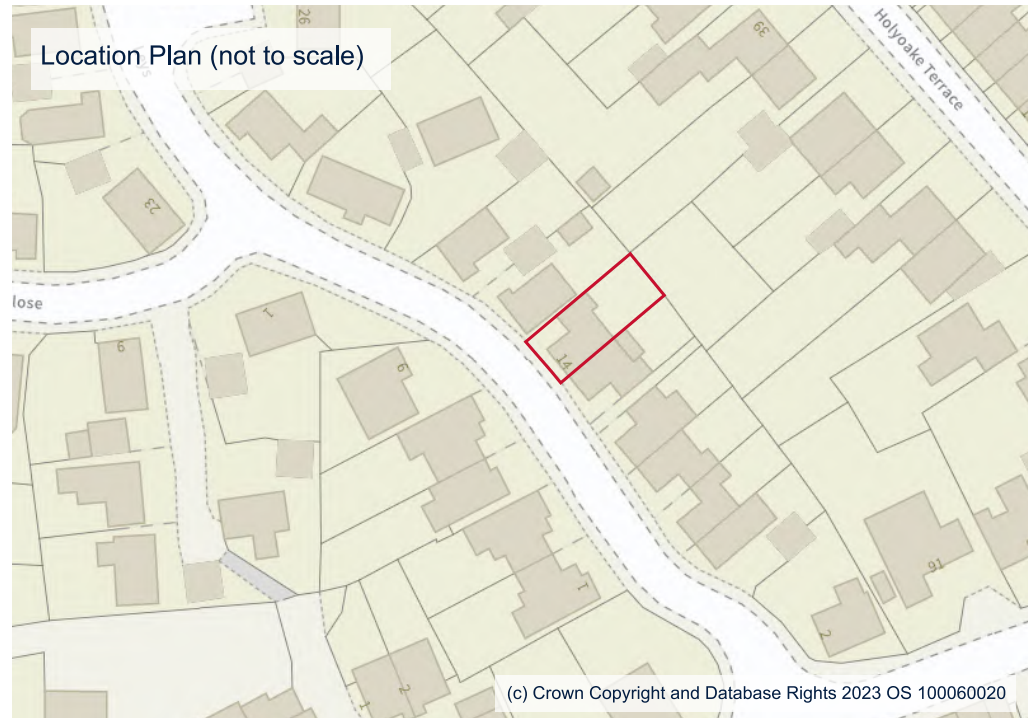
TENANT PROTECTION AND REDRESS SCHEME

- David Cosby Limited is a member of the RICS Client Money Protection Scheme, and a member of The Property Ombudsman Service, which is a redress scheme. You can find out more details on our website or by contacting us directly at enquiries@davidcosby.co.uk and on 01327 361664.

Grand Union Canal - Long Buckby Wharf



Location Plan (not to scale)



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The Leys, Long Buckby, NN6 7YD

Approximate GIA (Gross Internal Floor Area) = 77 sqm (829 sqft)

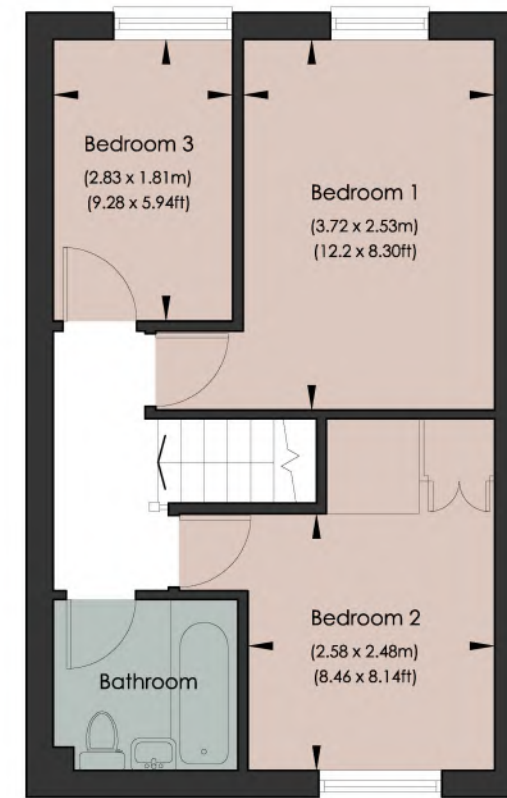


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 44 sqm (474 sqft)



FIRST FLOOR GIA = 33 sqm (355 sqft)



LONG BUCKBY

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