

# Grafton Underwood

Grafton Underwood NN14 3AA



**EXPERIENCE EXCELLENCE**







Occupying a prime position, set amongst the rolling countryside, is this simply stunning three/four bedroom detached stone cottage. This beautifully presented property dates back to circa 19th century and features both characterful and contemporary features throughout including solid oak beams, handmade timber window and door frames, a kerosene boiler that is serviced regularly and an oil tank with a maximum capacity of 2500L. The spacious accommodation offers a living room, large open plan kitchen/reception room, utility room, ground floor WC, three double bedrooms, a fourth bedroom/study, an ensuite shower room and a three piece family bathroom. Externally, the rear garden has been thoughtfully landscaped to incorporate a sizeable lawn area along with a private patio. There is also an impressive front lawn and off road parking for up to three vehicles.

The sought after village of Grafton Underwood is situated around a five minute drive from Brigstock and Geddington that each offer convenience stores and desirable primary schools. Kettering town centre is also around a ten minute drive from the property and boasts a train station with frequent direct routes to London, ideal for commuting. The village itself offers a popular public house/restaurant 'The Pig and Waffle' and two public footpaths leading to the protected countryside surrounding the property, perfect for ramblers and dog walkers.

Council Tax Band: E

EPC Rating: TBC











Upon entry you are welcomed into the hallway which gives access to the living room and fourth bedroom/study that currently functions as a storage room. The large living room provides plenty of space for furniture along with a feature fireplace and fully working wood burner that has been serviced frequently. The living room also benefits from fairly new flooring and a large window allowing ample natural light to enter the home. Double doors open into the spacious open plan kitchen/reception room that is definitely the heart to this home with room to incorporate family life within one area. The kitchen itself is fitted with a range of eye and base level units along with an integral oven, hob and extractor. There is also space for an American style fridge freezer, if desired. Further appliances can be stored within the utility room to the rear of the kitchen.



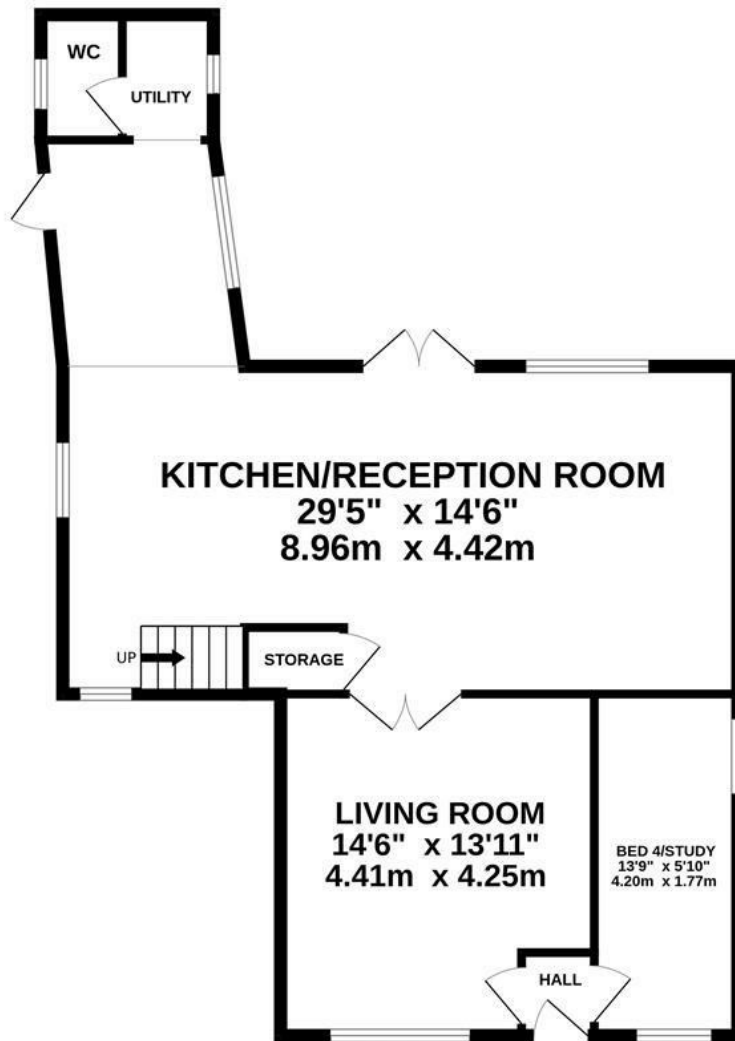
Completing the ground floor accommodation is the impressive wrap around garden that enjoys plenty of sunlight throughout the day and offers the ideal space for hosting. Rising to the first floor landing you are able to access all three double bedrooms and the family bathroom. The master bedroom boasts a built in wardrobe and a three piece ensuite shower room adjoining. The family bathroom is also fitted with a three piece suite including a bath tub, low level WC and wash hand basin.



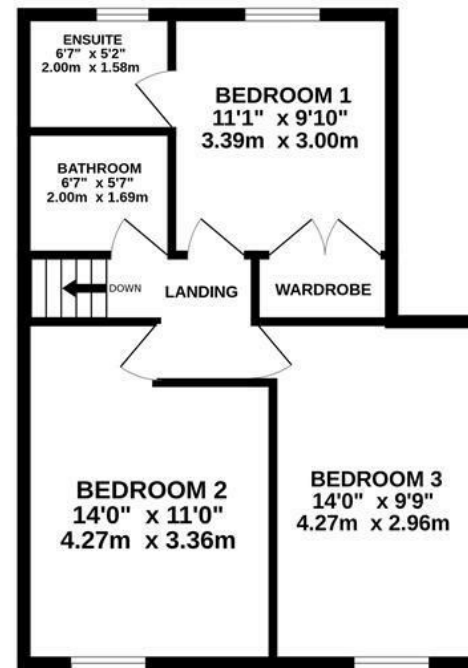




GROUND FLOOR



1ST FLOOR





**Kettering**  
 12B HORSEMARKET  
 KETTERING  
 NORTHAMPTONSHIRE  
 NN16 0DQ



**Rothwell**  
 30 HIGH STREET  
 ROTHWELL  
 NORTHAMPTONSHIRE  
 NN14 6BQ





**Thrapston**  
 22 HIGH STREET  
 THRAPSTON  
 NORTHAMPTONSHIRE  
 NN14 4JH



**Corby**  
 1A SPENCER COURT  
 CORBY  
 NORTHAMPTONSHIRE  
 NN17 1BH



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

| Environmental Impact (CO <sub>2</sub> ) Rating             |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |   |
| (92 plus) <b>A</b>   |         |   |
| (81-91) <b>B</b>   |         |   |
| (69-80) <b>C</b>   |         |   |
| (55-68) <b>D</b>   |         |   |
| (39-54) <b>E</b>   |         |   |
| (21-38) <b>F</b>   |         |   |
| (1-20) <b>G</b>  |         |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |   |
| <b>England &amp; Wales</b>                                 |         | EU Directive 2002/91/EC  |