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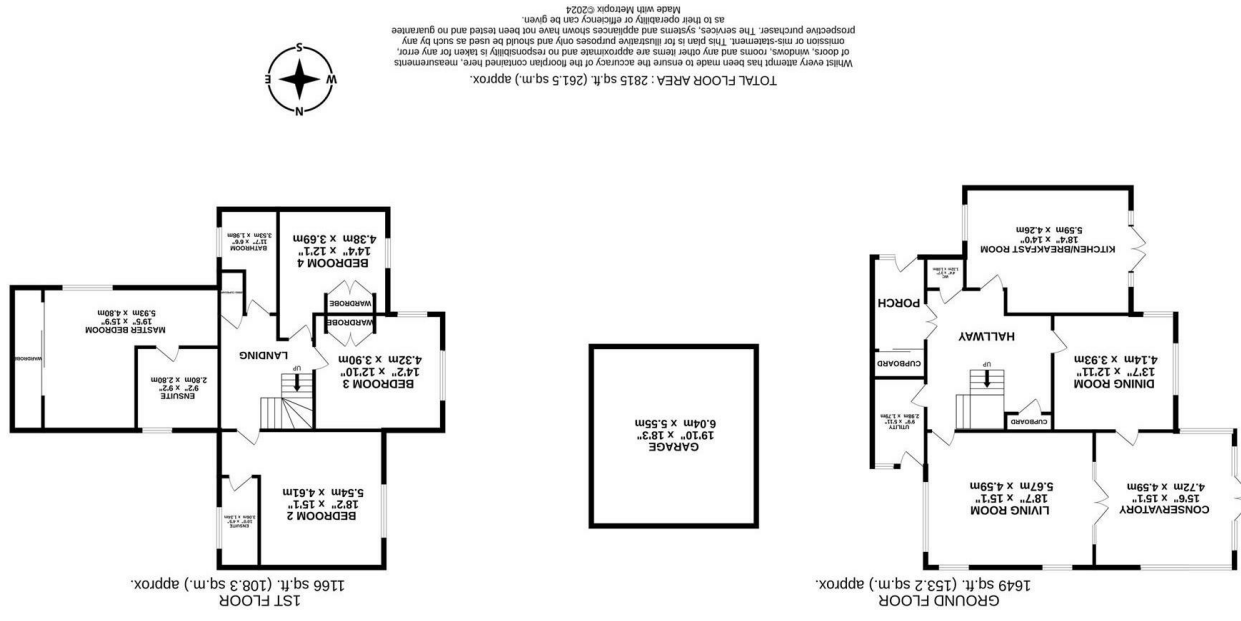
Tel: 01536 524475
www.chrisgeorgeestategent.co.uk

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



Magpies, School Lane, Denford, NN14 4PZ
Guide price £750,000

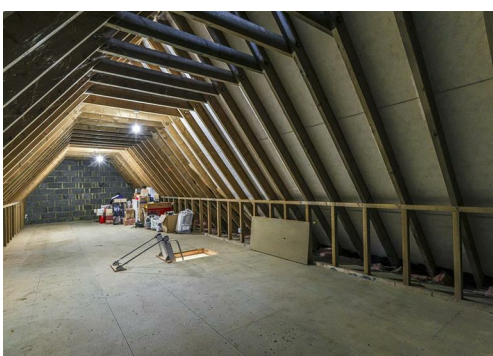


Nestled in the idyllic village of Denford, Magpies is a unique property built in 1999 for the owners, and it is now on the market for the first time. The extremely spacious property benefits from gas central heating and underfloor heating and comprises a kitchen/breakfast room, living room, dining room, conservatory, downstairs W/C, utility, open hallway, and entrance porch, both with built in storage, four double bedrooms, two en suites, and a family bathroom. There is potential to be three storeys, with agreed planning permission to convert the loft space into two more bedrooms and a Jack and Jill bathroom. Externally, you will find a wrap around garden that benefits from a large lawn area, a slabbed patio area, and a feature slate area, perfect for family dining and garden furniture. There is also a double garage to the front of the property which benefits from light, power, and an electric door. It can also be accessed through a courtesy door from the rear garden, plus a driveway for two cars.

Upon entry, you are welcomed into the reception area with coats cupboard which gives access to all downstairs accommodation, and the extra wide American Oak wrap around staircase leading to the first floor.

All four reception rooms are generous in size and boast lots of natural light from the large windows and double doors accessing the garden. All rooms were designed to give plenty of space and have an open feel, with access doors throughout. The kitchen/breakfast room comprises of eye and base level units, an integrated double oven and hob, a dishwasher, and a fridge. Further space for other appliances is in the utility room, which also gives access to the rear garden. On the first floor, from the open landing, you will find the family bathroom with an airing cupboard and four double bedrooms. Two of the bedrooms benefit from large ensembles and storage, with the master bedroom boasting wardrobes across the full width of the room.

COUNCIL TAX BAND - G
EPC - TBC



Kitchen/Breakfast Room
18'4" x 13'11" (5.59m x 4.26m)

Dining Room
13'6" x 12'10" (4.14m x 3.93m)

Living Room
18'7" x 15'0" (5.67m x 4.59m)

Conservatory
15'5" x 15'0" (4.72m x 4.59m)

Utility
5'10" x 9'9" (1.79m x 2.98m)

W/C
4'3" x 3'6" (1.32m x 1.08m)

Master Bedroom
19'5" x 15'8" (5.93m x 4.80m)

Bedroom 2
18'2" x 15'1" (5.54m x 4.61m)

Bedroom 3
14'2" x 12'9" (4.32m x 3.90m)

Bedroom 4
12'1" x 14'4" (3.69m x 4.38m)

Ensuite (Master Bedroom)
9'2" x 9'2" (2.80m x 2.80m)

Ensuite (Bedroom 2)
18'2" x 15'1" (5.54m x 4.61m)

Garage
18'2" x 19'9" (5.55m x 6.04m)