

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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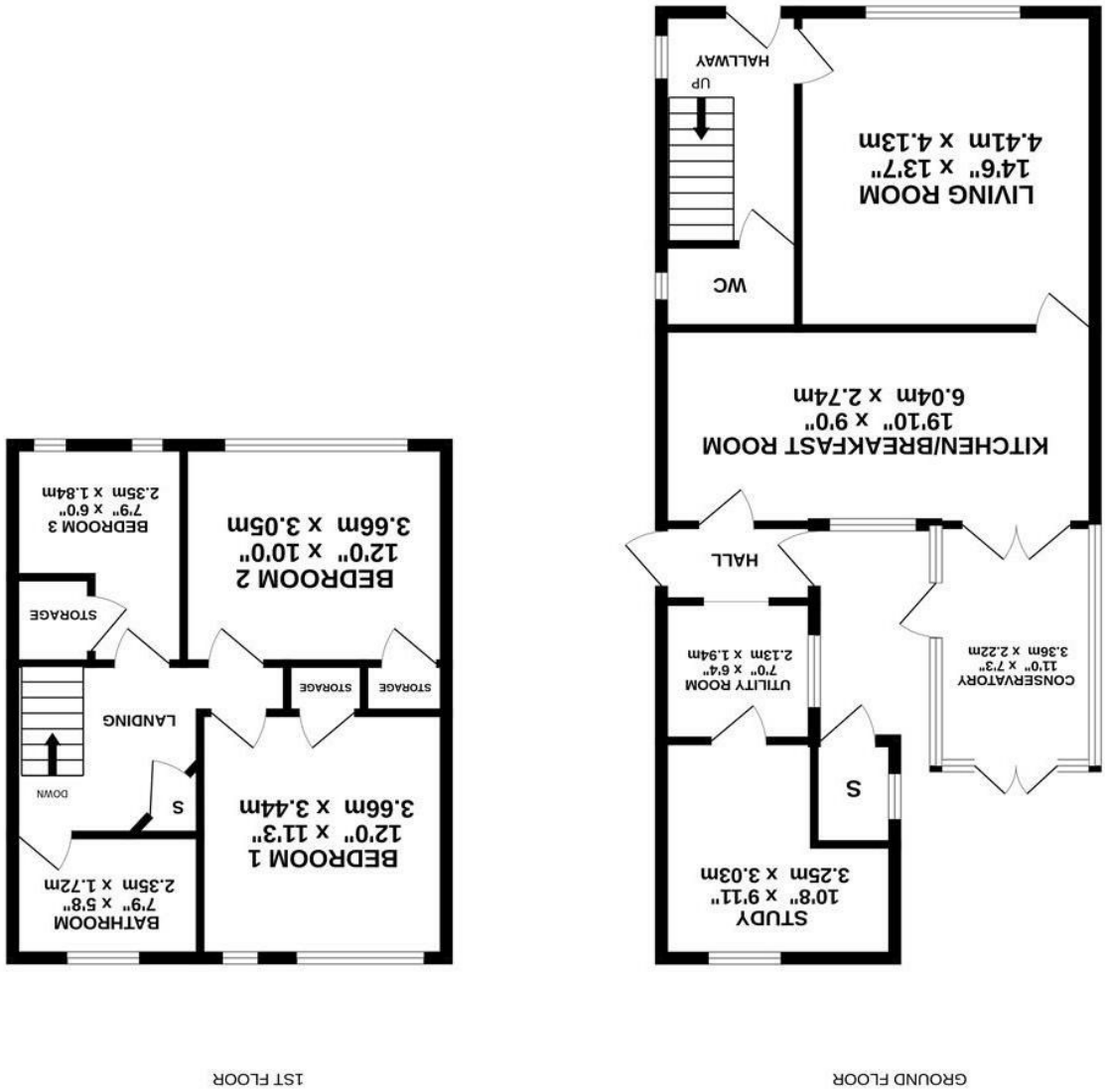
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7 Draughton Road, Maidwell, NN6 9JF
£350,000

3 1 2

Nestled amongst the countryside within the idyllic village of Maidwell is this rarely available three bedroom mid-terrace family home, built 1947. Maidwell is a friendly village made up of roughly 130 properties and benefits from the well known public house 'The Stag'. The nearby village of Brixworth offers plenty of further amenities, including schools, shops, a doctor's surgery, and Brixworth Country Park, perfect for dog walks. The property itself features two reception rooms, a large kitchen/breakfast room, a separate utility room, a ground floor study, a guest WC, three good sized bedrooms, and a three piece family bathroom. Externally, the property boasts a large rear garden that overlooks a privately owned field and off road parking to the front of the property.

Upon entry, you are welcomed into the hallway where the staircase, leading to the first floor, is housed. A door to the left leads you through to the living room, which features a large window allowing plenty of natural light to enter the room. To the rear of the living room you will find the modern Kitchen/dining room that benefits from a Wren kitchen suite, fitted in 2020, offering an integral double oven, induction hob, fridge freezer, and dishwasher. There is also space for dining furniture within the kitchen, and further appliances can be housed within the utility room, if required. Double doors lead through to the conservatory that overlooks the garden and beautiful countryside views ahead. Located to the rear of the ground floor is the versatile study that could also function as a playroom or further reception room, if desired. Within the garden, you will find both lawn and paved patio space, perfect for outdoor furniture and hosting. On the first floor, you are able to access all three bedrooms and the family bathroom. The family bathroom is fitted with a white three piece suite comprising a bath with shower over, low level WC and wash hand basin.

EPC - E
COUNCIL TAX BAND -B



Living Room

14'5" x 13'6" (4.41 x 4.13)

Kitchen/Breakfast Room

19'9" x 8'11" (6.04 x 2.74)

Conservatory

11'0" x 7'3" (3.36 x 2.22)

Utility Room

6'11" x 6'4" (2.13 x 1.94)

Study

10'7" x 9'11" (3.25 x 3.03)

Bedroom One

12'0" x 11'3" (3.66 x 3.44)

Bedroom Two

12'0" x 10'0" (3.66 x 3.05)

Bedroom Three

7'8" x 6'0" (2.35 x 1.84)

Bathroom

7'8" x 5'7" (2.35 x 1.72)