

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.

Tel: 01536 524475

www.chrisgeorgeheestateagent.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

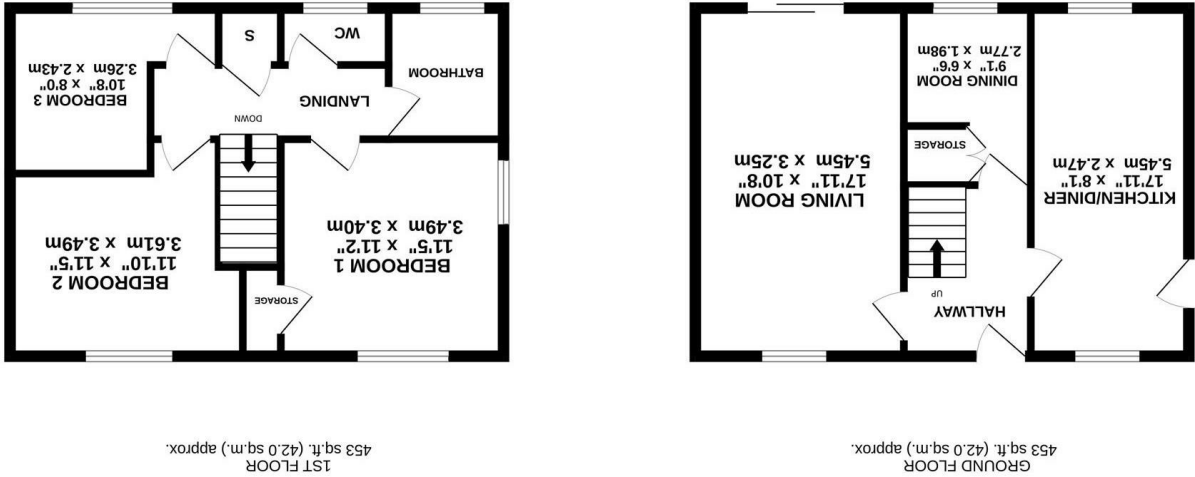
Kettering

12B HORSEMARKET

KETTERING

NORTHAMPTONSHIRE

NN16 0DQ



26 West Street, Woodford, NN14 4HZ

£250,000

3 1 2 D

Occupying a corner plot at the end of a quiet cul-de-sac is this three bedroom end of terrace property within the sought after village of Woodford. Woodford boasts beautiful countryside walks on the doorstep, as well as many local amenities for you to enjoy, including a village shop, a popular pub/restaurant, tea rooms, primary school, GP surgery and a library. The property itself comprises a lounge, dining room, kitchen, three double bedrooms, a bathroom and a separate WC. Although now lapsed, there was previously planning permission approved for a two storey side extension which would create further accommodation. This planning will need to be reapplied for. Externally, you will find a generous rear garden backing onto open countryside which is predominantly laid to lawn with the addition of established fruit tree's, paved patio and gravelled areas, perfect for outdoor furniture and storage sheds.

Upon entry, you are welcomed into the hallway which provides access to all downstairs accommodation and the staircase rising to the first floor. To the left of the property, you will find the spacious lounge, which is flooded with natural light from the large window to the front aspect and sliding patio doors out to the rear garden. The kitchen is fitted with eye and base level units, alongside side space for appliances such as a fridge/freezer, washing machine and a range style cooker. The kitchen can also house a dining table or breakfast bar if desired, ideal for day to day dining. Ascending to the first floor landing, you will find the two piece bathroom, a separate WC, three bedrooms and a storage cupboard. All three bedrooms are double in size, whilst the master benefits from a built-in storage cupboard. The property has full central heating to radiators provided by a gas fired combi-boiler.

Council Tax Band: A
EPC Rating: D



Living Room
17'10" x 10'7" (5.45 x 3.25)

Kitchen/Diner
17'10" x 8'1" (5.45 x 2.47)

Dining Room
9'1" x 6'5" (2.77 x 1.98)

Bedroom One
11'5" x 11'1" (3.49 x 3.40)

Bedroom Two
11'10" x 11'5" (3.61 x 3.49)

Bedroom Three
10'8" x 7'11" (3.26 x 2.43)

