



SPANHOE HOUSE

MAIN STREET, LAXTON

JAMES
SELLICKS



“... FIVE-BEDROOM, STONE-BUILT HOME ...”

Spanhoe House is a five-bedroom, stone-built home originally built in 1989 sitting on approximately 0.55 acres of land offering extensive and well-proportioned accommodation throughout with a private driveway and beautiful countryside views, located at the edge of the charming village of Laxton.

Open Plan Living Kitchen • Four Reception Rooms • Utility Room, Downstairs Cloakroom • Five Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Outbuilding • 0.55 Acre Plot • 360 Panoramic Countryside Views • Edge of Village Location •

Ground Floor

Enter the property into a spacious entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. To the left of the hallway, double doors open into the 32 ft. main reception room, spanning the depth of the property there is ample space with windows to two elevations and sliding doors opening out to the rear garden. The centrepiece of the room is the stone fireplace with a log burner inset.

To the right, the hallway leads to the open plan living kitchen, a great space offering kitchen, dining and seating areas all flowing one into the other and bi-folding doors opening out to the patio and garden beyond. The kitchen area itself has a comprehensive range of fitted units with a variety of integrated appliances and a large timber-topped breakfast bar.

Beyond the living kitchen is a light and airy inner hallway giving access to further reception rooms and the well-sized utility room that offers further storage, and space for additional appliances. The ground floor is completed by a large downstairs cloakroom with wash hand basin, low flush lavatory and heated towel rail.



First Floor

To the first floor there are five double bedrooms, all generously sized, two sitting to the front with windows to two elevations and three sitting to the rear with windows looking out over the garden and countryside views beyond. The master bedroom is complemented by an ensuite with the further four bedrooms being served by a family bathroom. Both bathrooms comprise panelled baths, separate showers, low flush lavatory, wash hand basins and heated towel rails.

Outside

Spanhoe House sits on a fabulous plot of just over half an acre with the garden surrounding the house on all sides with the majority being laid to lawn and 360 panoramic views of the rolling countryside. To the front, the property is approached via a tarmac apron leading onto a large, gravelled driveway providing ample off-road parking and plenty of space for a garage, of which planning consent has already been granted. There is also a sunken garden offering a peaceful spot for quiet moments throughout the day.

There are wonderful countryside views from both the house and the garden and fencing or hedging on all sides providing a great degree of privacy. Sitting just off the rear of the property, accessed from the living areas, is a terrace and entertaining space with a timber pergola creating the perfect space for to take in the views beyond and alfresco dining through the summer months.

“... WONDERFUL COUNTRYSIDE VIEWS
FROM BOTH THE HOUSE AND
GARDEN ...”





Location

The enchanting village of Laxton is situated about 6 miles south-east of Uppingham and within easy driving distance of Corby, Oundle, Stamford, Oakham, Kettering, and Peterborough. There is a rail service to London from Corby, as well as from Kettering and Peterborough. Within the village is a church and a village hall. There is a superb farm shop with essentials store just outside the village with main shopping facilities available in the nearby towns. Laxton is also within easy reach of primary and secondary school education in Uppingham, Oundle, Oakham and Stamford.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Council Tax Band G - East Northamptonshire Council

Tenure

Freehold

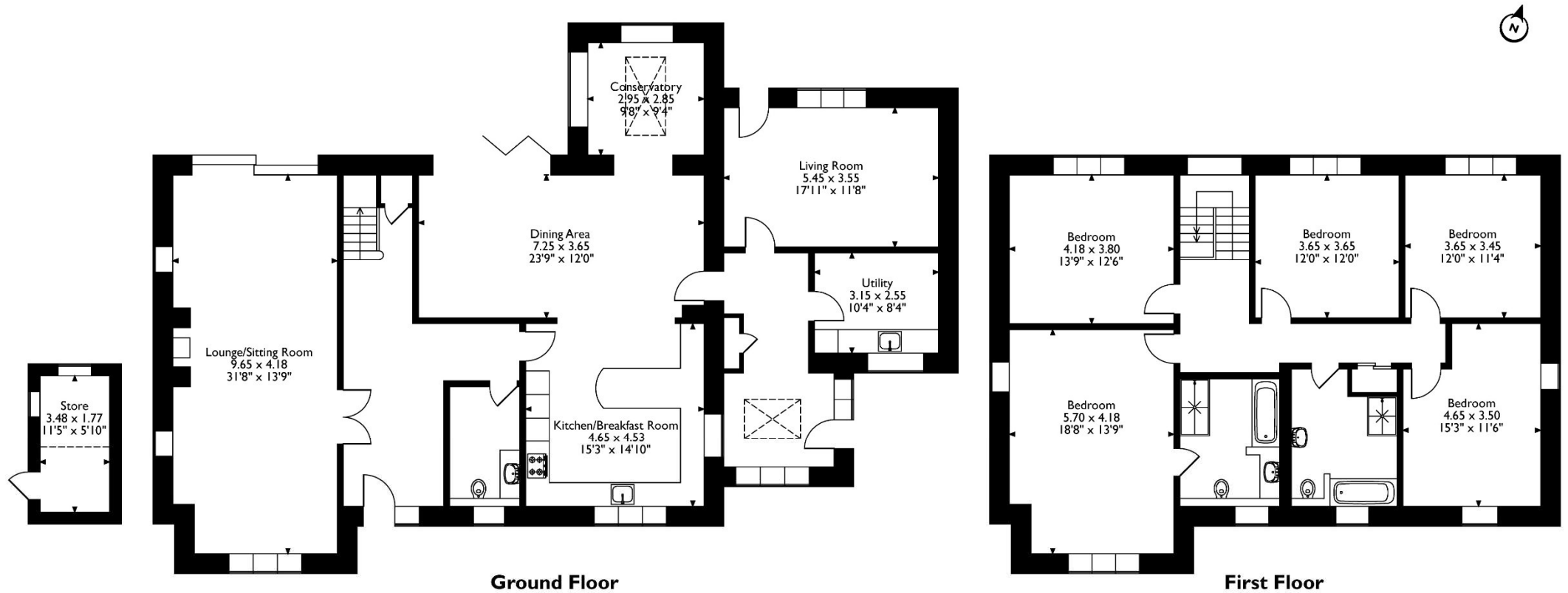




Spanhoe House, 18 Main Street, Laxton, Corby NN17 3AT

House Total Approx. Gross Internal Floor Area incl. Outbuilding = 3219 ft² / 299 m²

Measurements are approximate, not to scale, illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



JAMES SELICKS

Oakham Office
6-8 Market Place
Oakham
Rutland
LE15 6DT
01572 724 437
oakham@jamesselicks.com

Market Harborough Office
01858 410 008
Leicester Office
0116 285 4554



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | 76 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

www.jamesselicks.com



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.