

**18 Guilsborough Road
West Haddon
NORTHAMPTON
NN6 7AD**

£318,000



- **DETACHED COTTAGE**
- **DRIVEWAY FOR ONE VEHICLE**
- **LOUNGE WITH LOG BURNER**
- **CHARACTER FEATURES**
- **SOUGHT AFTER VILLAGE LOCATION**

- **THREE BEDROOMS**
- **KITCHEN/DINING ROOM**
- **ENCLOSED REAR GARDEN**
- **DOUBLE GLAZING & GAS RADIATOR HEATING**
- **ENERGY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in a picturesque setting, this enchanting detached cottage invites you to experience the timeless allure of rustic living. Brimming with character features including exposed brickwork, latch doors, and an inviting open fireplace, this residence exudes warmth and charm at every turn.

Step through the entrance porch into a spacious hallway, setting the tone for the delightful interiors beyond. The ground floor boasts a cloakroom for added convenience, a cozy lounge where evenings are best spent by the crackling fire, and a generously proportioned kitchen/dining room, where French doors beckon you to step outside and enjoy the tranquility of the enclosed garden.

Ascend the staircase to discover a landing leading to three inviting bedrooms, and a well-appointed bathroom completes the first-floor layout.

Outside, there is an enclosed garden to the rear, whilst to the front, a block paved driveway ensures ample parking space, enhancing both convenience and curb appeal.

Further enhancing the appeal of this charming home are uPVC double glazing and gas radiator heating,

Ground Floor

Entrance Hall

Enter via a UPVC door, quarry tiled floor, UPVC double glazed window to side aspect, door cloakroom, opening to rear lobby.

Cloakroom

UPVC double glazed window to side aspect, single panel radiator, quarry tiled flooring, low level W/C.

Rear Lobby

Stairs rising to first floor, understairs storage cupboard, single panel radiator, doors to lounge and kitchen/dining room.

Lounge

13'1" x 10'0" (4.01 x 3.07)

Feature exposed brick fireplace with cast iron multi fuel burner, tiled hearth, quarry tiled flooring, UPVC double glazed window to side aspect, TV point, telephone point.

Kitchen/Dining Room

17'10" x 9'10" (5.44 x 3.00)

Fitted with a range of base and wall mounted units, wooden work surfaces, porcelain sink unit, tiled splash backs, space for cooker, stainless steel splash back, extractor hood, space and plumbing for washing machine, space for tall standing fridge/freezer, double panel radiator, UPVC double glazed windows to front and rear aspect, UPVC double glazed doors to rear garden.

First Floor

Landing

Loft access, doors to all rooms, double panel radiator.

Bedroom One

13'3" x 10'2" (4.06 x 3.10)

UPVC double glazed windows to front and side aspects, feature cast iron fireplace with tiled hearth, double panel radiator, built in storage cupboard, loft access.

Bedroom Two

12'9" x 9'10" (3.89 x 3.00)

UPVC double glazed windows to front and rear aspects, radiator.

Bathroom

Suite comprising low level W/C, pedestal sink, corner bath with shower attachment over, chrome heated towel rail, tiled splash backs, wooden panelling.

Externally**Front Garden**

A block paved driveway for ample parking for one car.

Rear Garden

South facing garden, enclosed by brick walling and timber fencing, split level lawn area, hard standing for shed, paved patio area, side lean for storage, gated access to driveway.

Agents Notes

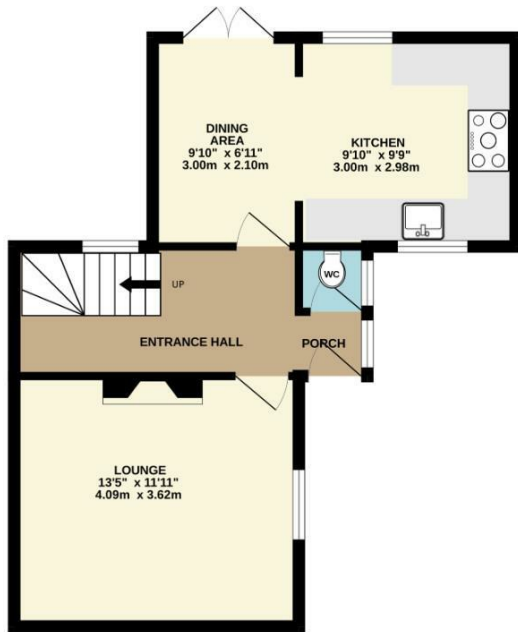
Local Authority: West Northamptonshire, Daventry Area

Council Tax Band: D

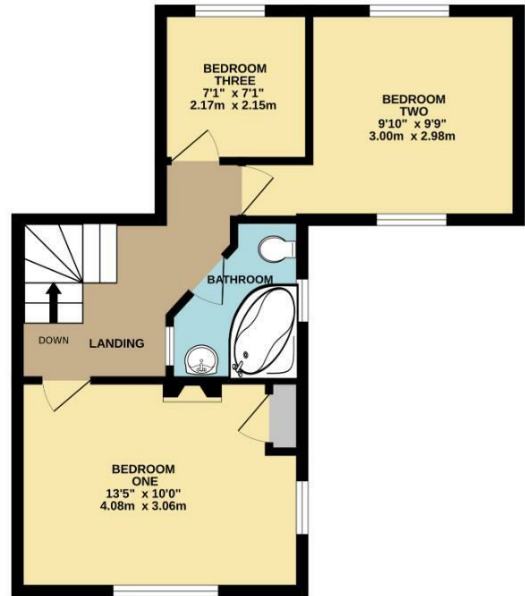




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



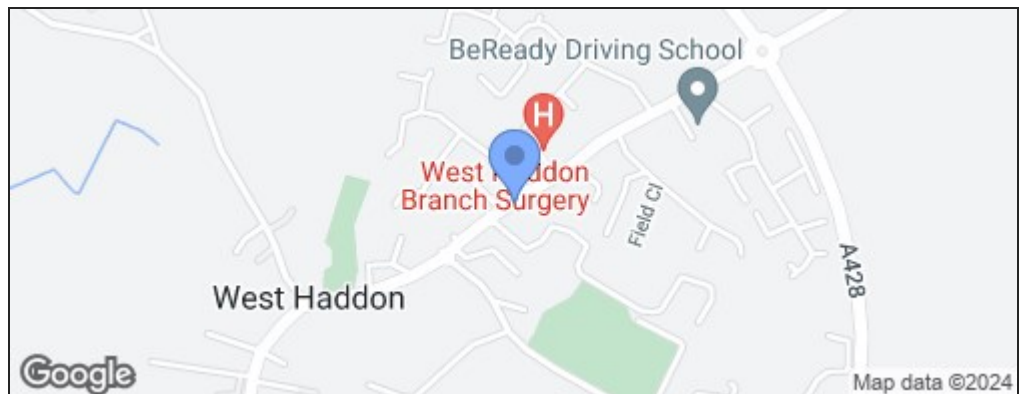
1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.