

**17 Lauds Road  
Crick  
NORTHAMPTON  
NN6 7TJ**

**£220,000**



- PERIOD COTTAGE
- TWO BEDROOMS
- WOOD BURNING STOVE
- SHOWER ROOM

- POPULAR VILLAGE LOCATION
- OUT BUILDINGS
- KITCHEN/DINER
- ENERGY EFFICIENCY RATING: E

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A charming, extended period cottage nestled in the highly desirable Crick village. This cottage has undergone thoughtful refurbishment while preserving its distinctive character features. Inside, you'll find a cosy lounge complete with a wood-burning stove and exposed beams, along with a roomy kitchen/dining area boasting a sizable walk-in pantry. Upstairs, there are two bedrooms and a modern shower room. Outside, a spacious low-maintenance garden awaits at the rear, accompanied by two outbuildings. The larger of the two, situated at the garden's rear, is equipped with power and lighting, offering an ideal space for a home office. Additionally, the property benefits from double glazed windows.

## **Ground Floor**

### **Lounge**

14'3" x 12'8" (4.36m x 3.87m)

Approached via entrance door, window to the front aspect, wood burning stove with back boiler, exposed beams, stairs rising to first floor, door to;

### **Kitchen/Dining Room**

12'10" x 12'2" (3.93m x 3.71m)

Window to the rear aspect, double doors opening onto the enclosed rear garden, enamel sink unit with mixer tap over set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, space for oven, space and plumbing for automatic washing machine and slimline dishwasher, large walk in pantry, tiled floor.

## **First Floor**

### **Landing**

Airing cupboard housing hot water cylinder, doors to;

### **Bedroom One**

14'3" x 6'11" (4.36m x 2.11m)

Window to the front aspect, hanging space.

### **Bedroom Two**

7'11" x 5'6" (2.43m x 1.69m)

Window to the rear aspect, radiator.

### **Shower Room**

5'6" x 5'0" (1.7m x 1.53m)

Window to the rear aspect, modern white suite comprising low level WC, wash hand basin set into vanity unit, double width shower cubicle.

## **Externally**

Adjacent to the property stands a brick-built storage area, featuring double doors granting entry to the rear garden. The garden itself is enclosed by walls, requiring minimal upkeep, and boasts paved and block-paved patio sections alongside raised beds. At the rear, there is another brick-built storage space equipped with power and lighting, offering potential as a convenient home office space.

## **Agents Notes**

Crick village boasts a strong sense of community and offers various amenities, such as a primary school, Post Office, general stores, and a Co-op. Additionally, the property falls within the catchment area for Guilsborough Academy. Residents also have access to three pubs, a working men's club, and a charming canal side restaurant. For commuters, junction 18 of the

M1 and train services to London from Long Buckby are conveniently accessible.

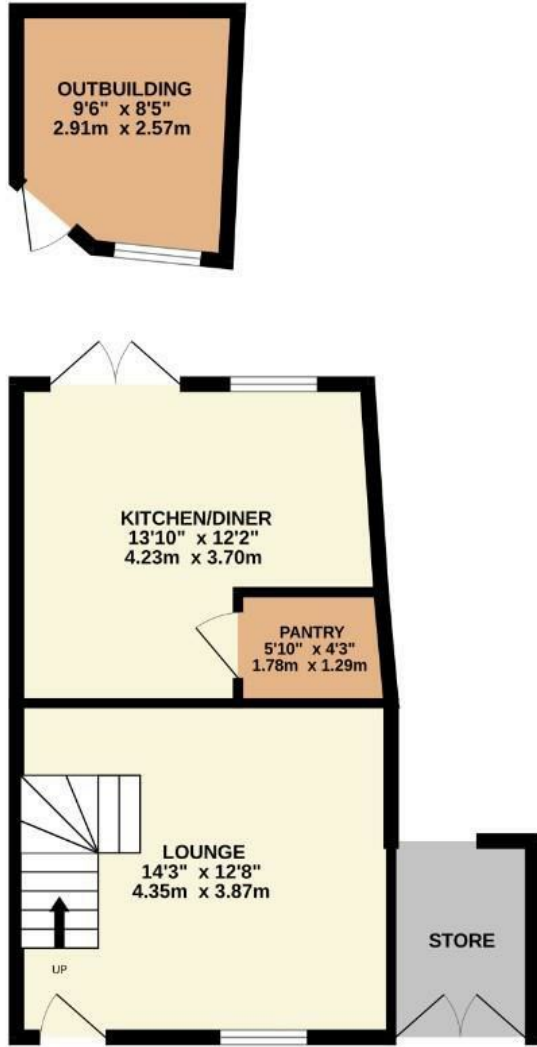
West Northamptonshire Council

Council Tax Band: B

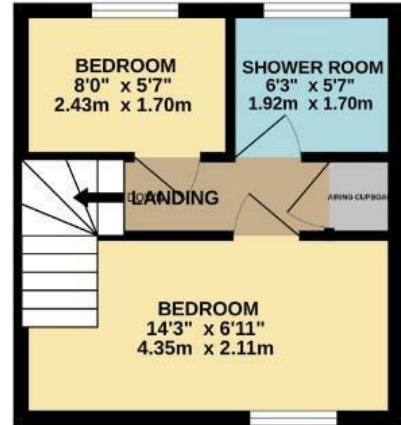




GROUND FLOOR

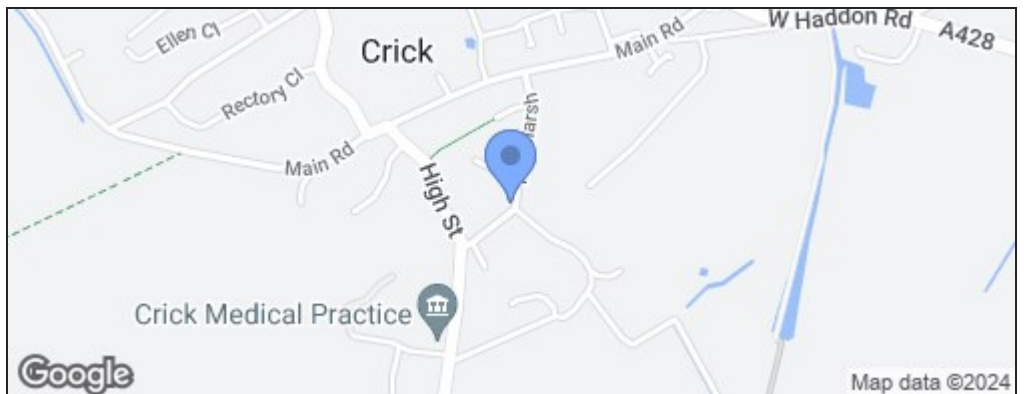


1ST FLOOR



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 misstatement. 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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