

**Ivy Cottage High Street
Guilsborough
NORTHAMPTON
NN6 8PY**

£1,990 PCM



- FIVE BEDROOM
- AVAILABLE NOW
- SEPARATE RECEPTION ROOMS
- OFF ROAD PARKING
- VILLAGE LOCATION

- COTTAGE
- UNFURNISHED
- UTILITY ROOM AND BOOT ROOM
- LARGE PRIVATE GARDEN
- ENERGY EFFICIENCY RATING E

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Ivy Cottage is an extended and renovated five bedroom family home with a large private garden located in the heart of Guilsborough. This property has been freshly decorated and recarpeted. In brief, the accommodation comprises; entrance hall, living room, family room, modern kitchen/dining room, boot room, utility room, downstairs w.c., cellar, five bedrooms, (currently one is being used as an office), an ensuite shower room, and a family bathroom. Externally, there are established gardens, a storage room, and off road parking for two vehicles.

The desirable village of Guilsborough has amenities to include; a village shop, post office, doctor's surgery and a public house. Northampton is within 10 miles where there are trains to London Euston taking 59 minutes. Market Harborough and Kettering station also have trains to London St. Pancras taking 55 minutes. There is a preschool, primary school and an Academy status secondary school in the village. Further state and public schools in the area include Spratton Hall, Maidwell Hall, Pitsford, Northampton, Rugby and Bilton Grange.

Accommodation Comprises

Entry via partly glazed leaded light hardwood door into:

Entrance Hall

Stairs rising to first floor landing. Wood flooring. Radiator. Doors off to all rooms.

Downstairs Cloakroom

Low level w.c. Pedestal wash hand basin. Tiling to splash areas. Tiled floor. Radiator.

Living Room

14'8" x 13'5" (4.49m x 4.11m)

Window to front aspect with bench window seat. Further window to rear aspect. Log burner with exposed brick chimney breast and stone hearth. Radiator. Slimline book cupboard.

Family Room

14'0" x 17'0" (4.28m x 5.19m)

Window to front aspect. Feature stone fireplace with stone hearth. Radiator. Shelving to side of chimney breast.

Kitchen/Dining Room

22'8" x 17'3" (6.93m x 5.27m)

Fitted with a range of base and eye level units with posh work surface space. Double enamel sink unit with mixer tap over. Inglenook fireplace with fitted cooking range. Fitted full height fridge and freezer. Fitted dishwasher. Inset spotlights. Wood laminate floor covering. Two windows to rear. Further window to side. Skylight window. Underfloor heating. Stable door to rear garden. Steps to:

Boot Room

12'0" x 6'0" (3.67m x 1.84m)

Tiled floor. Coat hanging space. Radiator. Inset spotlights. Skylight window. Partly glazed door to rear courtyard. Door to:

Utility Room

7'4" x 5'6" (2.26m x 1.69m)

Window to side aspect. Floor mounted electric central heating boiler serving domestic hot water and radiators. Base unit with wooden work top and stainless steel sink unit with mixer tap over. Tiled splash backs. Tiled floor.

Cellar

8'10" x 8'6" (2.70m x 2.61m)

First Floor Landing

Skylight window. Linen cupboard. Doors to:

Master Bedroom

13'3" x 9'10" (4.06m x 3.)

Window to front aspect. Built in wardrobes with matching drawers under. Feature cast iron fireplace. Door to:

Ensuite Shower Room

With suite to comprise: shower cubicle, pedestal wash hand basin, and low level w.c. Tiling to splash areas. Tiled floor. Extractor fan.

Bedroom Two

16'3" x 10'9" (4.97m x 3.30m)

Window to front. Further window to rear. Two radiators. Built in cupboard.

Bedroom Three

11'0" x 10'2" (3.37m x 3.10m)

Window to front. Radiator.

Bedroom Four

8'4" x 7'7" (2.55m x 2.33)

Window to rear. Radiator. Shelving to one wall.

Bedroom Five / Study

7'4" x 8'9" (2.25m x 2.68m)

Window to rear. Radiator. Office work surface space. Fitted shelving

Family Bathroom

With three piece white suite to comprise; panelled bath with mixer shower and shower screen over, pedestal wash hand basin, and low level w.c. Tiling to splash areas. Tiled floor. Frosted window to rear elevation. Extractor fan. Electric shaver light and socket. Chrome towel radiator.

Front Garden

Wrought iron gate with wrought iron enclosure. Pathway to entrance. Flower, shrub and pea gravel area. Block paved driveway to the side accessed by electric gates and leading to the barn, providing a covered parking area.

Rear Garden

Steps to raised patio areas. External lighting. Cold water tap. Access to external brick built store. Further steps up to large lawn area. Flower, shrub and evergreen borders. Raised vegetable beds.

Agents Note

Deposit: £2538.46

Length Of Tenancy: 6 Months

Council Tax Band: E

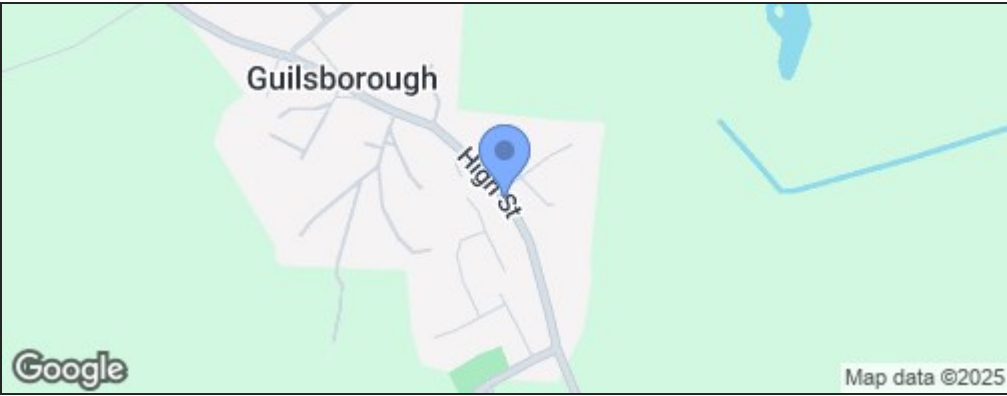
Energy Efficiency Rating: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.