



28 High Street
Podington, NN29 7HS



Simpson & Weekley

Located in the sought after Bedfordshire village of Podington, overlooking the church grounds is this Grade II listed, thatched cottage. Boasting a wealth of charm and character, this unique property comes with three separate reception rooms, one of which can be used as a third bedroom, and the living room showcases an impressive inglenook fireplace with inset log burner. The accommodation in brief comprises living room, spacious dining room, office/bedroom three and a kitchen to the ground floor. To the first floor there is a landing with storage cupboards, a shower room and two double bedrooms. Externally there is a low maintenance rear courtyard garden. With a picturesque outlook, this family home is located in an active village that has a garden centre with coffee shop, village hall, popular school, cricket club and the internationally renowned Santa Pod Raceway provides regular weekend entertainment. Nearby larger towns of Rushden and Wellingborough have the Rushden Lakes Retail and Leisure complex and Wellingborough Railway Station respectively with direct trains from the station to London St Pancras getting you into the capital in under an hours journey. EPC: Exempt. Council Tax Band: D.

Asking Price £280,000



2



1



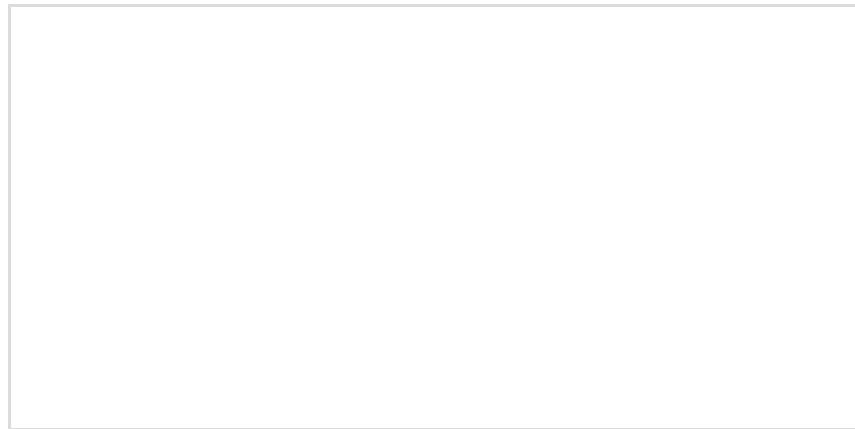
2



Simpson & Weekley



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.
Made with Metropack C3025.



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS