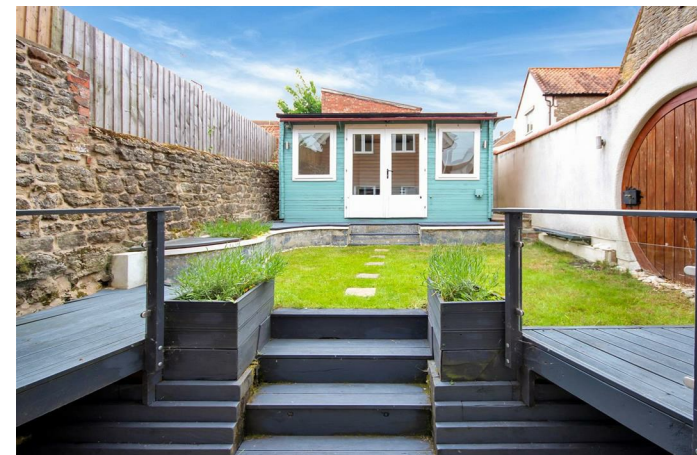# 24 Lower Street
Great Doddington, Northants NN29 7TL
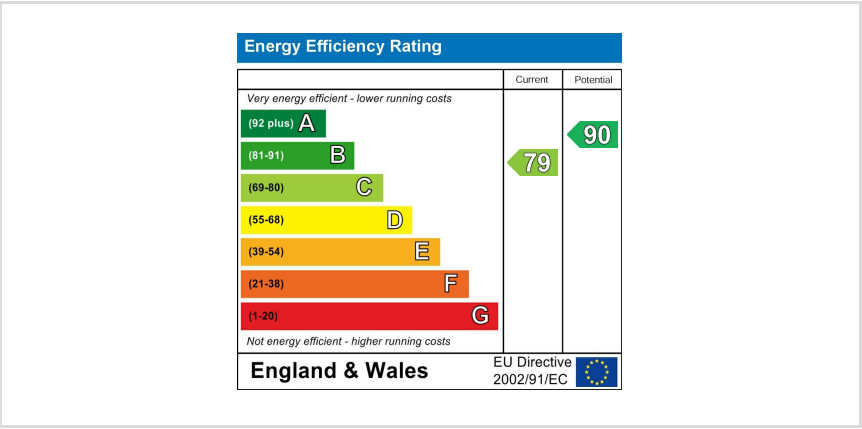
Simpson & Weekley

AVAILABLE IMMEDIATELY ***REAR OF PROPERTY SHOWN*** Simpson & Weekley Lettings are delighted to offer this fantastic and deceptively spacious three bedroom detached house located in the sought after village of Great Doddington. This lovely home has been upgraded in recent years and is offered in excellent condition throughout. Available immediately, the accommodation briefly comprises entrance hall, downstairs WC, spacious lounge with fitted storage and media unit with sliding patio doors leading to the rear garden and modern, well appointed kitchen/dining/family room with spaces for washing machine and dishwasher to the ground floor. To the first floor the landing has fitted storage and offers views over the valley, making an ideal study area, in addition there are three bedrooms, the master having a range of wardrobes, modern en-suite shower room and modern family bathroom with shower over the bath. Further benefits include gas radiator central heating, driveway providing off road parking for two vehicles, lovely enclosed rear garden with a spacious garden room with power and light connected which would make an excellent home office or summer house. Properties in this area are rarely available and viewing is considered essential to appreciate all this lovely home has to offer and avoid disappointment. One small pet may be considered for an extra £50.00 per calendar month. EPC Rating C. Council Tax Band D

£1,550 PCM

🛏 3   🛁 2   🛋 1

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

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**.

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