



**Water Lane**  
Wootton, Northampton

**oriordanbond**  
SALES & LETTINGS





## Water Lane

Wootton

NN4 6HH

GUIDE PRICE £350,000

This well presented three bedroom cottage is located in the heart of Wootton village benefitting from character features to include exposed brickwork, beams and a log burner. Dating back to the 17th Century, this property is within close proximity of village amenities to include doctors, butchers and schools as well as having easy access to the M1 motorway and A45.

The accommodation comprises entrance hall, sitting room and kitchen/dining room completing the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside to the front of the property is a raised lawned garden and a driveway leading to a single garage. The rear garden is mainly laid to lawn with a paved patio area and timber retaining fence. Further benefits include gas radiator heating and offered with no onward chain. (B/994/L)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

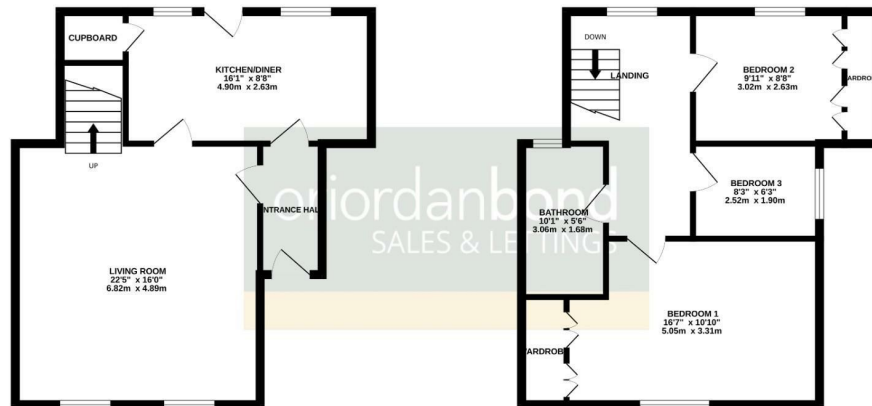
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GROUND FLOOR  
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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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