



9 Church Way | Grendon | NN7 1JE



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## Offers In Excess Of £350,000

A wonderful detached cottage situated in the heart of this picturesque village with delightful south facing garden. Offering a gas fired radiator heating system, PVCu double glazing, a recently refitted kitchen and large conservatory/garden room. The property is superbly presented and retains a number of character features such as exposed stone walls and a wood-burner to the sitting room. Comprising a sitting room, kitchen, conservatory/garden room, two double bedrooms and a bathroom and separate WC. Tucked away off the lane behind other cottages, the property provides the ideal private retreat yet still within easy reach of Northampton, Olney and Milton Keynes. No onward chain.

- Period cottage tucked away in centre of village
- Recent refitted kitchen
- Gas fired radiator heating system
- Delightful walled south facing garden
- Period features
- PVCu double glazing conservatory

Oak framed storm porch with timber door leading into

### **Kitchen**

12'0" x 10'7" (3.67 x 3.24)

Refitted with a range of pale coloured cabinetry with wood effect worksurfaces above. Inset one and half bowl ceramic sink, ceramic hob with extraction above, electric oven below, integrated fridge, integrated dishwasher, peninsular style area, tiled splash areas, radiator, tiled flooring, window to the front, access to the bathroom, sitting room, conservatory/garden room and staircase rising to the first floor.

### **Sitting Room**

14'11" x 11'1" (4.55 x 3.40)

Windows to front and rear, feature fire place with multi fuel burner on stone hearth with mantle above. Feature exposed stone wall, wooden beam, window seat and TV point.

### **Conservatory/Garden Room**

16'5" x 7'3" (5.01 x 2.21)

Of a PVCu double glazed construction on stone walling under a hipped polycarbonate roof with open vents, glazing to two aspects including French style doors out to the garden. Radiator, tiled floor, exposed stone walling.

### **Shower Room**

5'8" x 10'6" (1.73 x 3.22)

Refitted with a two piece suite comprising of a low level WC, wash basin in vanity unit/storage, shower area with glazed screen and hand held shower above and glazed screen to the side, tiled walls and floor, radiator, downlights, window to side.

### **WC**

Fitted with a low level WC, radiator, tiled floor, window to front.

### **First Floor Landing**

Window to front, radiator, doors to both bedrooms.

### **Bedroom One**

15'10" x 11'5" (4.85 x 3.50)

Windows to front and rear, radiator, built in wardrobes.

### **Bedroom Two**

11'0" x 11'9" (3.37 x 3.60)

Windows to front and rear, radiator, built in storage cupboard. Door to the

### **WC**

Fitted with a low level WC, hand wash basin, tiled splash area, radiator, small built in cupboard housing gas fired combination boiler, window to side.

### **Outside**

The property is approached via a gravel path also allowing access to other cottages. A timber gate leads through into the front garden which is retained by picket style fencing and laid to gravel with raised planted beds. Access to the main entrance door.

### **Rear Garden**

Immediately to the rear of the cottage is a large paved seating area. The remainder of the garden is laid to a combination of shaped lawn, well stocked cottage style beds and a further gravel seating area, several maturing trees, feature stone walling with gate back to the front. Enjoying a southerly aspect.

### **Barn**

7'1" x 7'10" (2.18 x 2.39)

Timber door and window to front. Power and light connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.











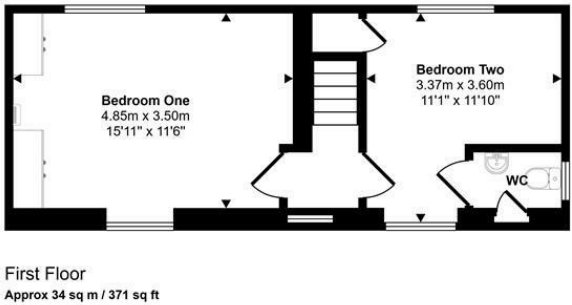
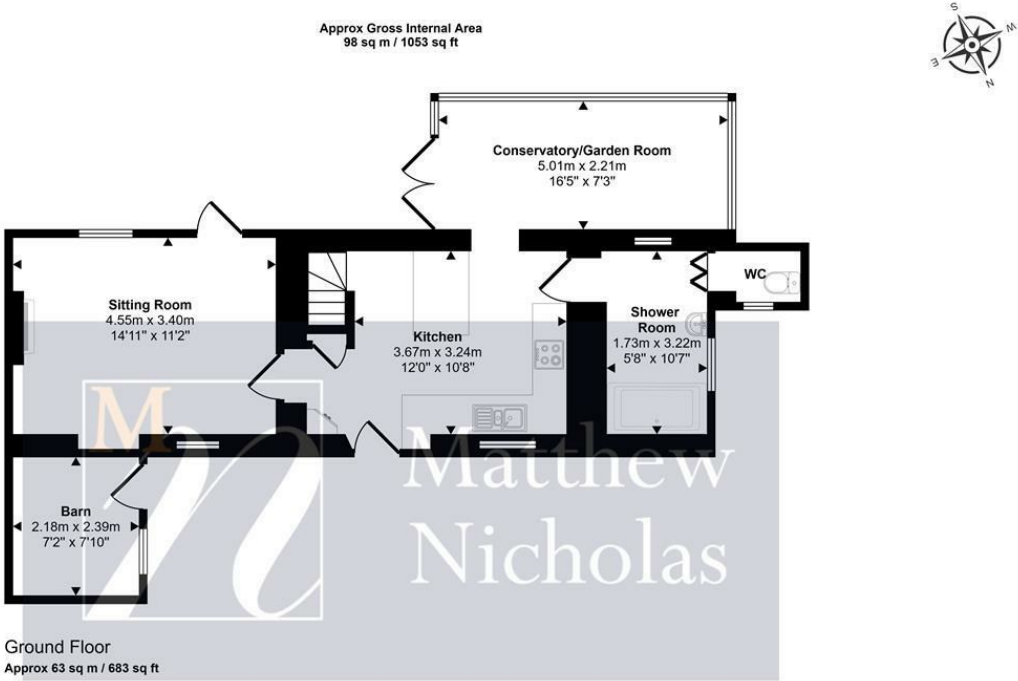
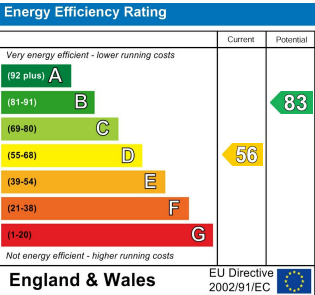
Further Information



Local Authority: North Northamptonshire council

Tax Band: D

Floor Area: 1053.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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