



5 Church Way | Grendon | NN7 1JE



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## Offers In The Region Of £425,000

A charming stone built four bedroom semi-detached cottage situated in the heart of this picturesque village with delightful south facing courtyard style garden. Offering a gas fired radiator heating system, recently refitted kitchen/breakfast and open plan sitting/dining room. The property retains a number of character features such as exposed brickwork and exposed timber floors. Comprising a hall, sitting/dining room, kitchen/breakfast, utility/lobby and WC. the first floor landing leads to two double bedrooms and a bathroom, with two further double bedrooms on the second floor. The property provides the ideal base to create a stunning period village family home yet still within easy reach of Northampton, Olney and Milton Keynes. No onward chain.

- Period semi-detached cottage
- West facing rear garden
- Gas fired radiator heating system
- Envious location in sought after village
- Flexible and spacious living over three floors
- Period features

Part glazed timber entrance door leading from a storm porch into the

### **Entrance Hall**

Cloaks cupboards, exposed brickwork, ceiling timbers, paraquet flooring. Leads through to both the kitchen/breakfast and sitting/dining room.

### **Kitchen/Breakfast**

Refitted with a range of pale coloured cabinetry with woodblock worksurfaces above. Inset single bowl stainless steel sink, ceramic hob with electric oven to the side, integrated fridge/freezer, space for dishwasher, peninsular style area, wood upstands, radiator, tiled flooring, window to the rear, access to the lobby/utility

### **Sitting/Dining Room**

Deep silled windows to front and rear, feature exposed brick inglenook style fireplace with facility (subject to inspection/consents) for wood burner. Three radiators, further exposed stonework, exposed ceiling timbers, parquet flooring, staircase to the first floor landing.

### **Lobby/Utility**

Wall mounted gas fired boiler, plumbing and space for washing machine, tiled floor,

### **WC**

Fitted with a low level WC, tongue and groove wall panelling.

### **First Floor Landing**

Ledge and brace style timber doors to both first floor bedrooms and the bathroom. Storage cupboard.

### **Bedroom One**

Deep silled window to side and rear, radiator, cast iron fireplace, built in wardrobes, exposed wood flooring.

### **Bedroom Two**

Window to rear, radiator, exposed wood flooring.

### **Bathroom**

Refitted with a three piece suite comprising of a low level WC, vanity wash basin in vanity unit/storage, bath with shower area and glazed screen with hand held

shower above, tiled walls to half height and floor, radiator, downlights, window to front.

### **Second Floor Landing**

Exposed timber ledge and brace style doors to both bedrooms.

### **Bedroom Three**

Window to front, radiator, built in wardrobes.

### **Bedroom Four**

Window to side, radiator, built in wardrobes.

### **Outside**

Retained by stone walling, the garden is laid to a planted cottage style with pathway to the main door.

### **Rear Garden**

Laid to a combination of paving, gravel and artificial lawn. Access via adjoining garden adn pathway back to Church Way. Raised planted border and pathway leading to the

### **Outbuildings**

Studio - Window and door to the garden, skylight, power and light connected.

Store - Window and door to the garden, power and light connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

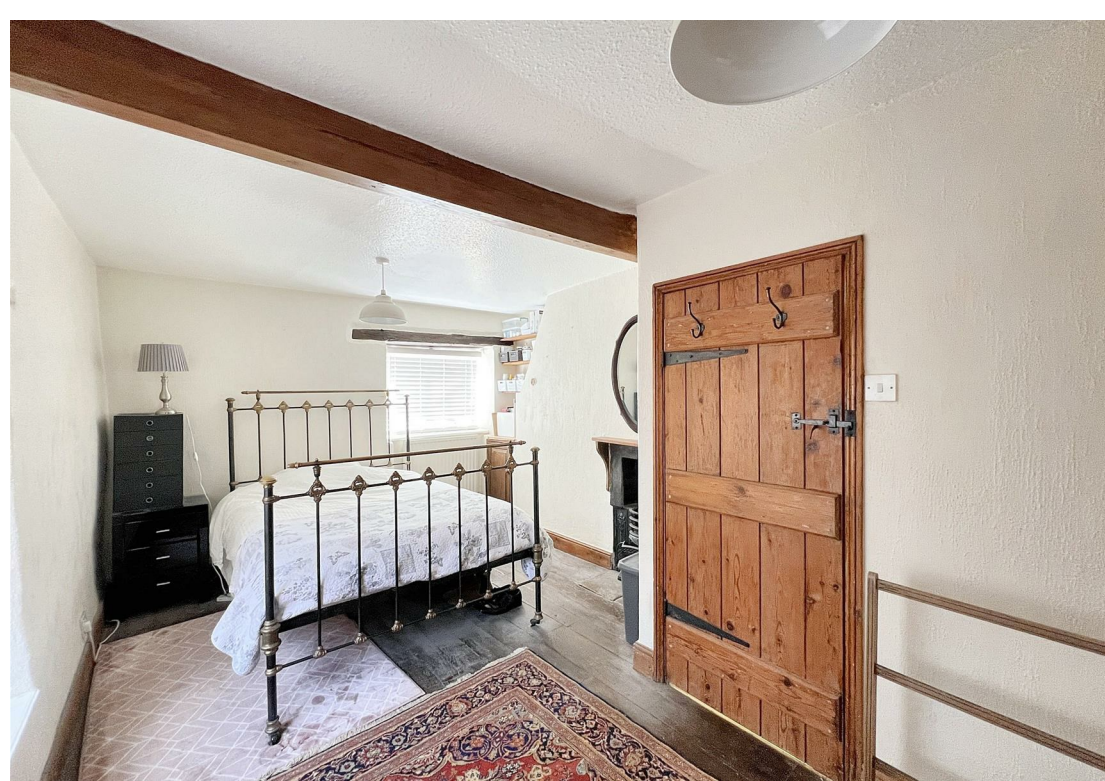
Sewerage: Mains

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



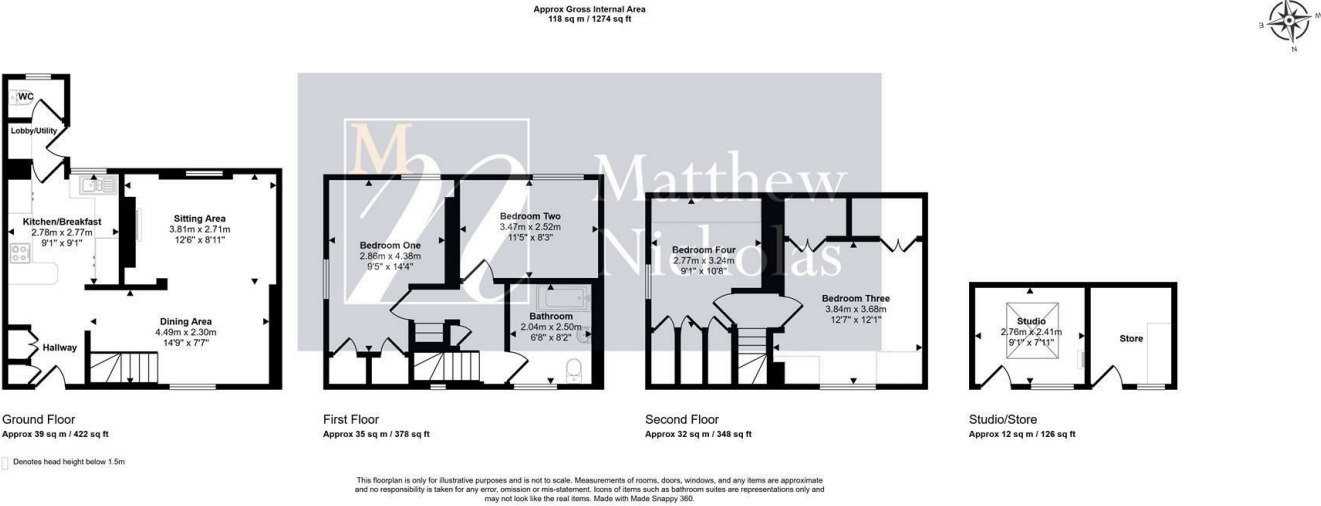
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1274.00 sq ft

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (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 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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