



Gardeners Cottage, Cranford Road
Great Addington, Northamptonshire NN14 4BH

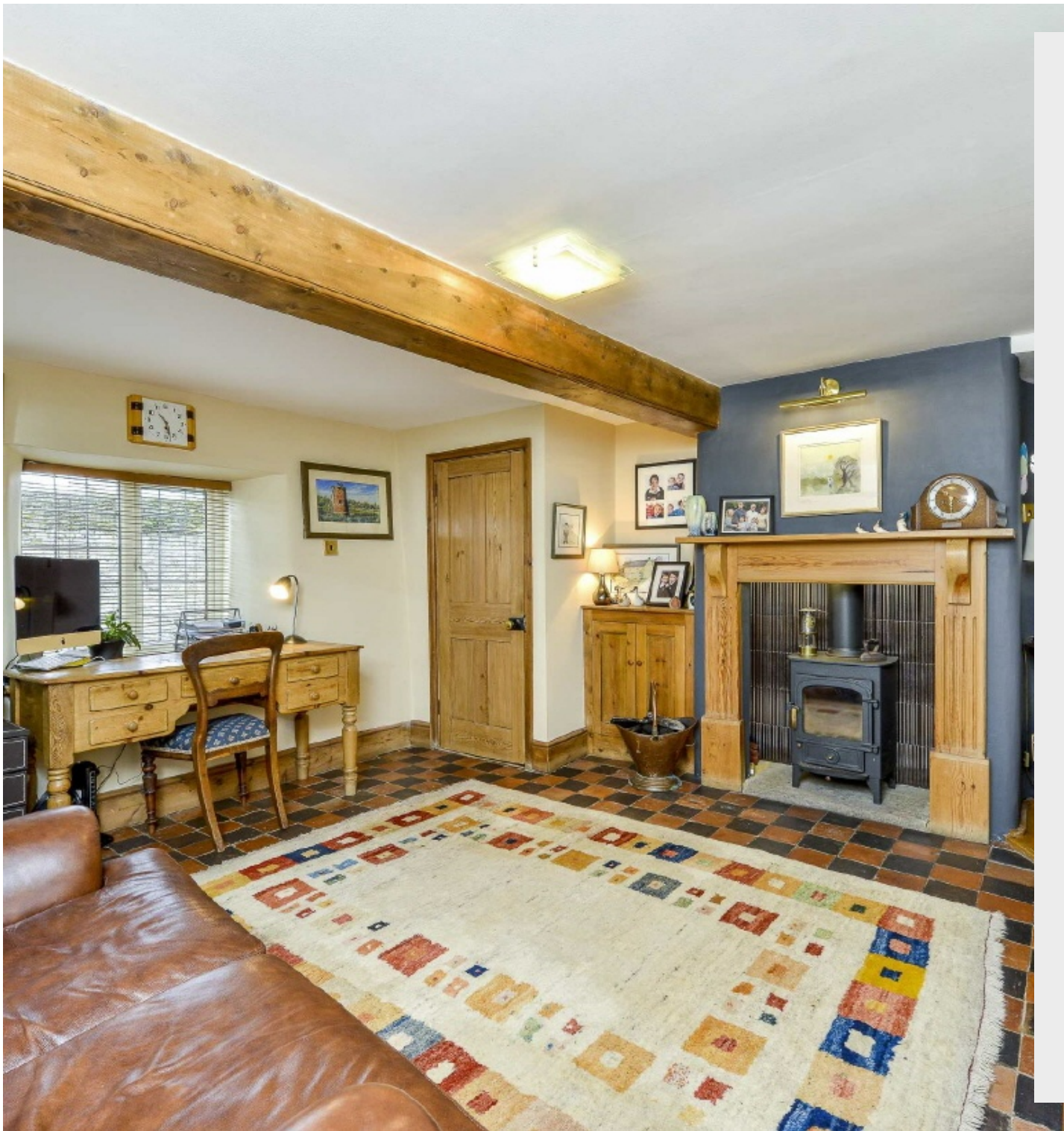
Simpson
and Partners



Gardeners Cottage, Cranford Road

Beautiful stone cottage with ample off road parking and stunning garden.

 3  2  3



About the Property

Stunning garden and location. Nestling in the heart of this most sought after popular East Northamptonshire village, is this most charming cottage affording a wealth of style and character throughout.

Constructed of local stone and brick beneath a tiled roof is this spacious home with beautiful wrap-around cottage gardens. The accommodation is set across three floors comprising: large lounge room with stunning vaulted ceiling and multi fuel burner with further sitting room off, separate dining room, large galley kitchen, downstairs cloakroom and three bedrooms with en-suite shower room to master. Set amidst a large established plot with a generous driveway providing ample off road parking, lovely gardens benefitting from a brick workshop and separate brick summer house with green house. An internal inspection is highly recommended to appreciate this lovely cottage.

Price: £485,000



Great Addington is a small village with pub, primary school and nursery situated with 10 minutes drive to the towns of Thrapston and Kettering providing many more facilities to include shops, cafe's, doctors, dentists etc.








The major road network links of the A14 and A6 are close by providing easy access to the A14 and M1/M6.

The train station is located in Kettering approximately 15 minutes drive.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			78
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F		42	
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	52
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	20
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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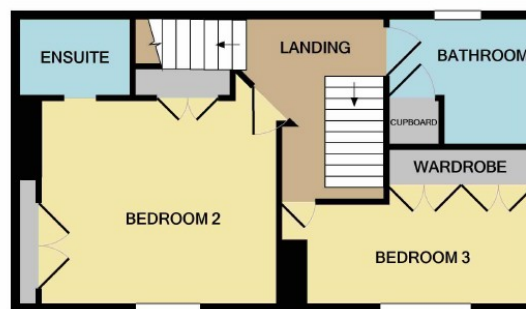
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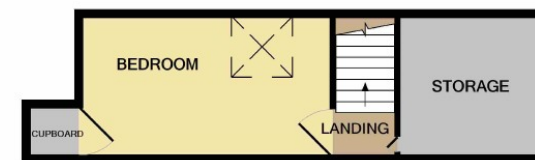
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01604 590888



GROUND FLOOR
APPROX. FLOOR
AREA 867 SQ.FT.
(80.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 204 SQ.FT.
(19.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1500 SQ.FT. (139.3 SQ.M.)

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