



The Cottage, Freemans Lane
Denford, Northamptonshire NN14 4EF

Simpson
and Partners

The Cottage, Freemans Lane

Refurbished and extended cottage in village location.

 4  3  2



About the Property

Prepare to be impressed!! Nestled and tucked away in this tranquil village setting with stunning field views to the front of the property. The cottage has been extended and improved to an exceptionally high standard providing a stunning four bedroom residence with charming period features to include oak doors and wood flooring in the sitting room. Situated in the sought after village of Denford with riverside walks on your door step and local village pub, the market town of Thrapston is short drive away providing many amenities. The hub of the house is the light and airy kitchen/dining room fitted with ample storage units, built in appliances and tiled flooring, door leading out to the rear garden, useful utility area, downstairs bedroom with en-suite shower room which would be ideal for use as an annex, and lovely sitting room having feature brick fireplace with inset wood burner and wood flooring. To the first floor are three further bedrooms with en-suite to master bedroom and family bathroom. Further benefits include ample off road parking and lovely rear garden with large patio area suitable for alfresco dining and recently re-turfed lawn, enclosed with timber fencing. Viewing is highly recommended to appreciate the location and interior of this lovely home.

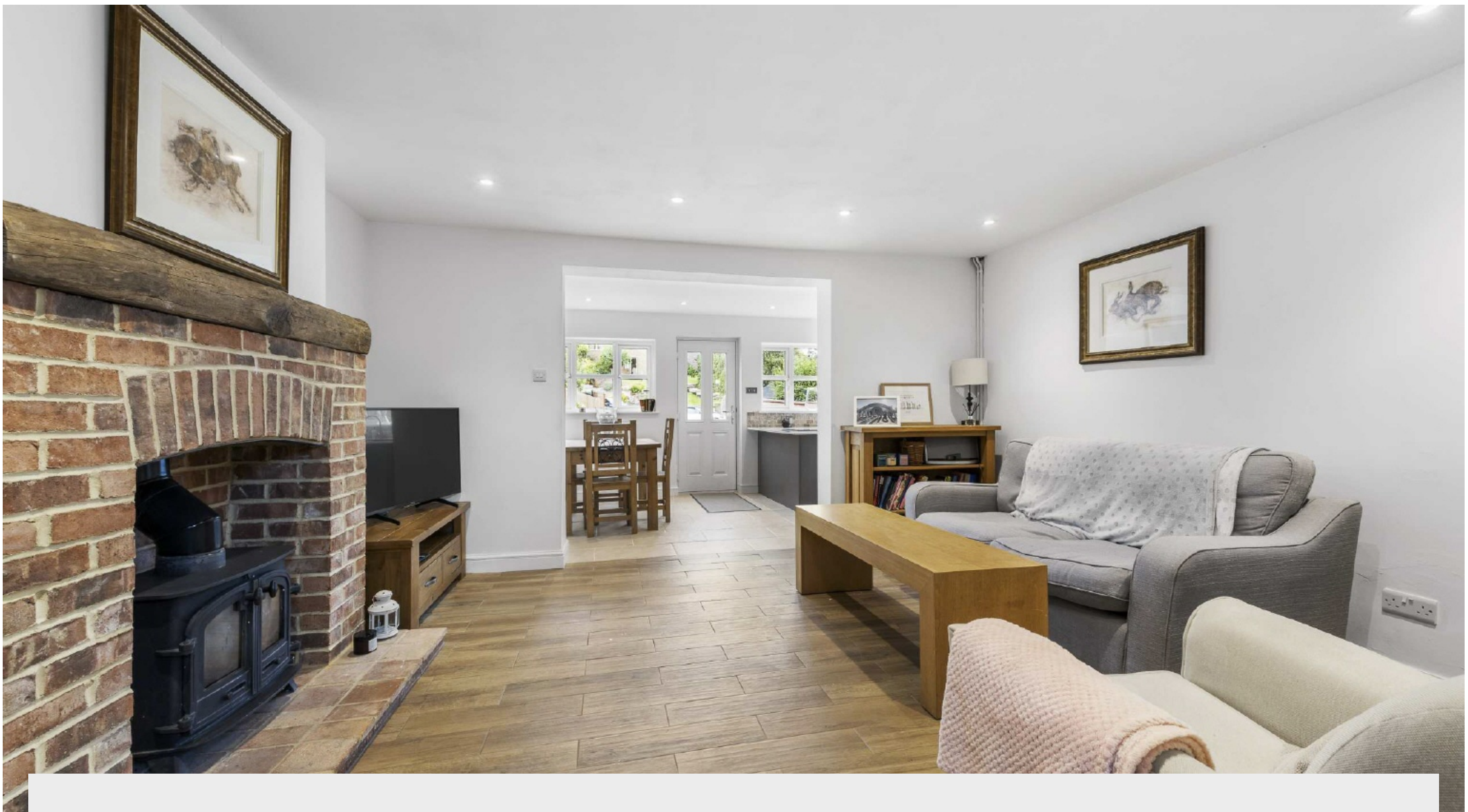
Price: £425,000



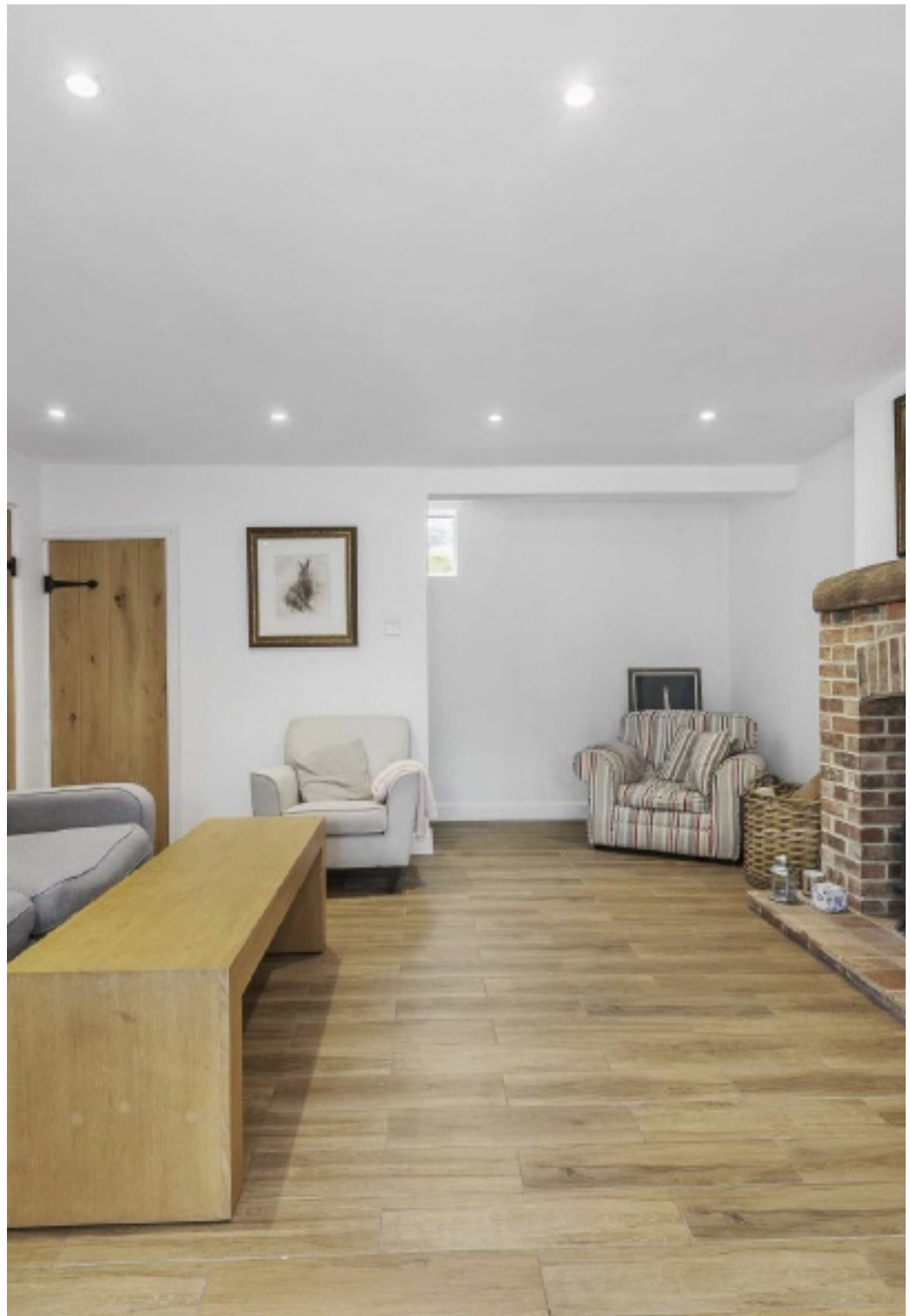
Denford is a small East Northamptonshire village with countryside and river walks on your doorstep. The market town of Thrapston is a short drive away providing further facilities to include shops, cafe's, restaurants, leisure centre and schooling.







Conveniently located for the major road network links of the A14/A45 leading to M1/M6 and the train station located in Kettering, approximately 20 minutes drive.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Offices at:

Thrapston
01832 731222

Kettering
01536 518200

Burton Latimer
01536 722355

Corby
01536 202007

Wellingborough
01933 224953

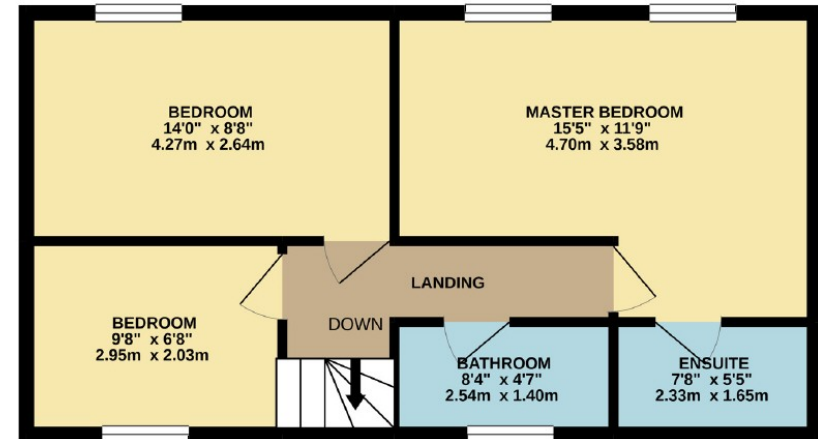
Rushden
01933 418917

Northampton
01604 590888

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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.
Made with Metropix ©2021

When you buy with Simpson and Partners, 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**.

**Simpson
and Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

www.simpsonandpartners.co.uk

43-45 High Street, Thrapston, Northamptonshire, NN14 4JJ