



Corner Cottage High Street
Denford, Northants NN14 4EQ



Simpson & Partners



OFFERED WITH NO CHAIN. This charming detached stone cottage offers an abundance of character features throughout and sits on an excellent sized corner plot with private gardens and stone barn. Situated in the heart of the sought after village of Denford with countryside walks on your door step and a short drive into the nearby town of Thrapston providing many amenities. The property has been extended to the rear to provide a two storey brick extension. The rear garden is a particular feature of the property and offers a private aspect with mature planting, mainly laid to lawn with greenhouse, timber shed and stone outbuilding which could be converted into a garden room/home office. Enter the property into the porch with door to downstairs wc, steps lead up to the good sized lounge/dining room boasting beams to ceiling and feature stone fireplace, stairs lead to the first floor and door to kitchen. The kitchen is fitted with a range of wall and base units, built in oven, hob and extractor, space for white goods, tiled flooring. To the first floor is a split landing leading to three bedrooms, fully tiled family bathroom with shower over the bath and pedestal wash hand basin, and separate wc, the second bedroom boasts built in storage and sink. Externally the property sits behind timber gates to the side leading to the garden and off road parking. Viewing is highly recommended to appreciate the location and plot of this lovely character home.

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Price £415,000



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.

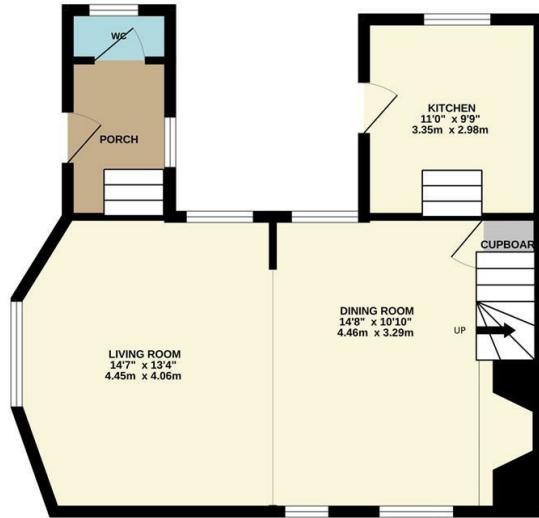




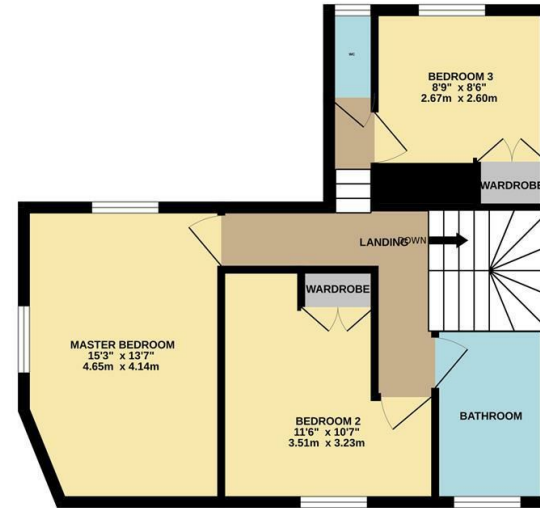
Close to the major road network links of the A14 and A45 leading to M1/M6. Access to London St Pancras is via local train stations approximately 20 mins drive and leading into the capital in under an hour.



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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