



19 Addington Road
Woodford, Northants NN14 4ES



Simpson & Partners



Location and views to impress with annex potential. Offered with no onward chain is this individual four bedroom detached home offering spacious and flexible living accommodation. Situated in the heart of the village of Woodford within walking distance to all amenities and countryside walks on your doorstep. Further benefits include ample off road parking and lovely gardens to the rear with open field views. Enter the property into porch with door to large dining/reception room, patio doors lead out to the rear garden, from here there is access to rear hallway and lobby to side. The side lobby gives access to wc and kitchen fitted with ample storage, space for range cooker with extractor fitted over, door leads through to garage. The hallway gives access to two bedrooms and family bathroom fitted with a modern three piece suite with built in vanity unit, and good sized living room with feature fireplace and wood burning stove, opening through to the garden room having views over the garden and stairs rising to the first floor. To the first floor are two further bedrooms. Externally to the front is large driveway providing ample off road parking leading to an integral garage. The rear garden is a particular feature surrounded by open countryside, mainly laid to lawn with patio areas. Viewing is highly recommended to appreciate the location and potential on offer.



4



2



2

Price £450,000



Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks.





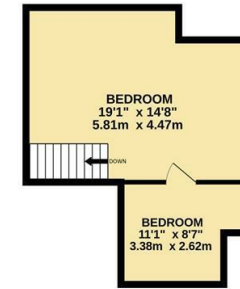
Kettering is approximately 15 minutes drive offering many services and train links to the capital in under an hour.



GROUND FLOOR
1508 sq.ft. (140.1 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1855 sq.ft. (172.3 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.
Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

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