



4 Millfields

Oundle, Peterborough PE8 4LF



Simpson & Partners



Offered to the market with NO CHAIN. This well presented four bedroom detached home is situated in the sought after historical town of Oundle with countryside walks on your doorstep and a short walk into the town where you will find many amenities. Further benefits include part integral garage and off road parking along with enclosed rear garden. Enter the property into the hallway with stairs rising to the first floor and doors to: dual aspect lounge having feature fireplace and patio doors leading out to the rear garden, downstairs wc and to the rear is the kitchen/breakfast room with door to side and window overlooking the rear garden. The kitchen is fitted with ample storage and space for cooker and white goods, tiled flooring, wall mounted boiler and space for table and chairs. To the first floor are four good sized bedrooms served by a family bathroom fitted with a four piece suite comprising enclosed shower, bath, wash hand basin and low level wc. Externally to the front is a driveway providing off road parking leading to a single garage with up and over door. The front garden is laid to lawn with mature planting and gated access to the rear. The rear garden is mainly laid to lawn with trees and shrub borders, pathway and area to the side with timber shed. Viewing is highly recommended to appreciate the location of this family home.



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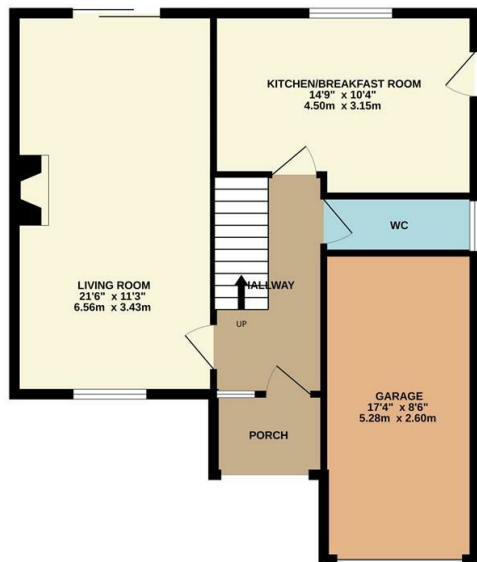
Price £445,000



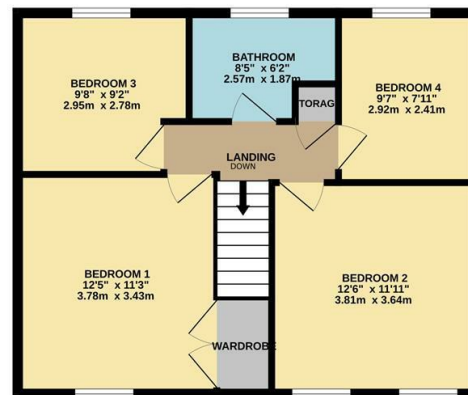
Oundle is a small ancient market town nestling in rural Northamptonshire which is a particular intrigue of those fond of British history. Modern day Oundle is full of interesting alleyways and ancient buildings to list at the long story of its past. Another attraction to Oundle is the many countryside walks and the meandering river Nene. Close to key railway stations that give access to the capital in under an hour, the major road network links on also close providing access to A1/M1/M6.



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.6 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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