



11 High Street
Woodford, Northants NN14 4HE



Simpson & Partners



Attention First Time Buyers. This extended end of terrace cottage is situated in the sought after village of Woodford with lovely countryside walks on your doorstep and local amenities available. Further benefits include private garden and off road parking to the rear for one car, extended 18'ft kitchen and gas central heating. Enter the property into the living room with feature fireplace housing log burner with wooden mantel over, understairs storage cupboard and door to inner hallway with stairs rising to the first floor and door to understairs storage cupboard, bathroom fitted with a three piece suite comprising bath with shower over and vanity storage housing wc and sink. The kitchen/breakfast room is a particular feature of the property and has been extended to provide an excellent living space with built in storage, space and plumbing for washing machine and tumble dryer, gas cooker with extractor fitted over, dishwasher and tiled flooring, loft access and French doors leading out to the rear garden. To the first floor are two bedrooms with built in wardrobes to the master bedroom and cupboard housing the boiler in bedroom two. Externally to the front is a pretty courtyard garden with stone wall and pathway leading to the entrance door, raised beds and bin storage. The rear garden offers a private aspect with gravel pathway leading through to the gated access at the rear to allocated parking space, lawn area and shrub border. Viewing is highly recommended to appreciate this lovely cottage. Council Tax Band A. EPC Rating D.



2



1



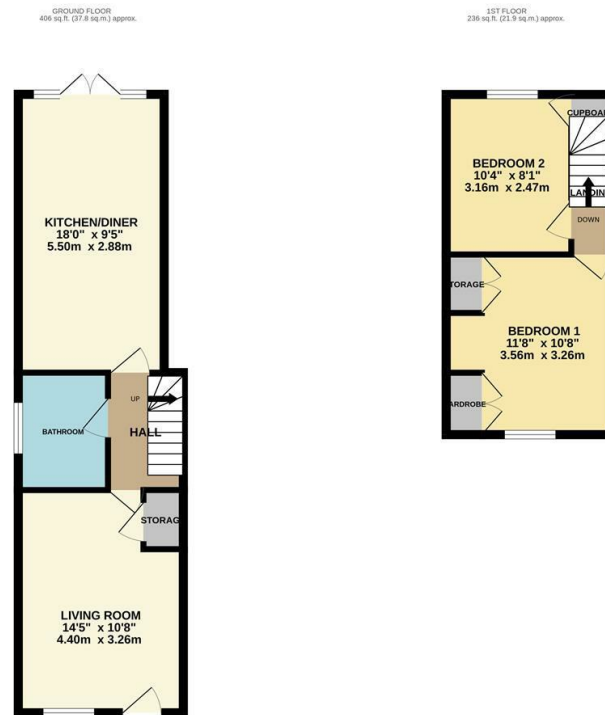
1

Price £220,000



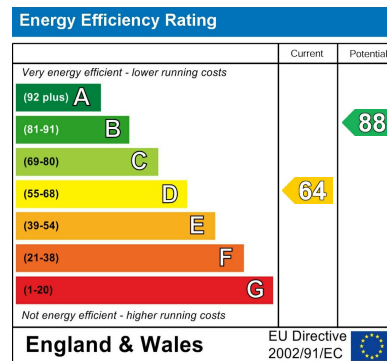
Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks. Kettering is approximately 15 minutes drive offering many services and train links to the capital in under an hour.





TOTAL FLOOR AREA: 642 sq ft (59.7 sq m) approx.

While 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 the responsibility is taken for any error, omission, or misstatement. 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 Metropac (2020)



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