



Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN this mature detached property, situated in the popular village of Rothersthorpe, near to schools, parks and major road links.

Accommodation includes an entrance hall, living room, dining room, conservatory, kitchen breakfast room, utility and WC. To the first floor are five bedrooms, family bathroom, separate WC and roof terrace. Outside is a gated driveway for numerous vehicles leading to an oversized garage with generous gardens to the rear. (B/154m2/L)

Key Features:

- RURAL VILLAGE LOCATION
- GATED DRIVEWAY FOR NUMEROUS VEHICLES
- DETACHED PROPERTY
- MODERN KITCHEN BREAKFAST ROOM
- UTILITY AND WC
- LIVING ROOM & DINING ROOM
- FIVE BEDROOMS
- FOUR PIECE FAMILY BATHROOM & ADDITIONAL WC UPSTAIRS
- GENEROUS REAR GARDENS
- OVERSIZED GARAGE
- NEAR TO ROTHERSTHORPE C OF E PRIMARY SCHOOL
- COUNCIL TAX BAND D



Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert.



The graph shows this property's current and potential energy rating.

Entrance Hall

Entered via decorative glass panelled front door, Amtico flooring, stairs to the first floor, radiator and glass panelled doors leading to the living room and kitchen breakfast room.

Living Room

7.5m x 3.7m max (24'7 x 12'2)

Carpet, double glazed bow window to the front, two radiators, picture rail, electric fire with decorative surround and glass panelled French doors to the dining room.

Dining Room

4.47m x 2.86m (14'8 x 9'5)

Amtico flooring, radiator, picture rail, door to the kitchen and double glazed French doors to the conservatory.

Conservatory

3.5m x 2.4m (11'6 x 7'10)

Tiled flooring, brick base with double glazed windows to three sides, French doors to the garden and electric radiator.

Kitchen Breakfast Room

8.3m x 2.26m (27'3 x 7'5)

Slate flooring, base and wall units, quartz worktops, fitted fridge and dishwasher, double electric oven and induction hob, one and a half stainless steel sink with instant hot water tap, double glazed window to the rear, under unit lighting, splash back, extractor, radiator and doors to the dining room, hall, utility and garage.

Utility Room

2m x 2.6m (6'7 x 8'6)

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, space for a washing machine and freezer, door to the WC, double glazed window and door to the rear.

WC

0.88m x 2.1m (2'11 x 6'11)

Tiled flooring, dual flush WC, mounted hand basin, double glazed window to the side, tiling to water sensitive areas and radiator.

First Floor Landing

Carpet, loft access (ladder, light, boarded, vellux window), doors to:

Bathroom

3.14m x 2.3m (10'4 x 7'7)

Amtico flooring, shower cubicle, bath, pedestal wash basin, WC, radiator, tiling to water sensitive areas and double glazed window to the rear.

Bedroom 1

3.73m x 3.44m (12'3 x 11'3)

Carpet, double glazed bow window to the front, picture rail and radiator.

Bedroom 2

3.6m x 3.4m (11'10 x 11'2)

Carpet, two double glazed window to the rear, radiator and double glazed door to the roof terrace.

Bedroom 3

4.47m x 2.42m (14'8 x 7'11)

Wood laminate flooring, double glazed window to the front and side and radiator.

Bedroom 4

3.3m x 2.34m (10'10 x 7'8)

Carpet, radiator, double glazed window to side and rear.

Bedroom 5

2.68m x 1.96m (8'10 x 6'5)

Carpet, radiator, picture rail and double glazed window to the front.

Rear Garden

Fence and hedge enclosed, mainly laid to lawn with large patio seating area, pond, borders, shrubs, vegetable garden with two greenhouses, shed, outside tap, light and power point.

Front Garden

Gated driveway for numerous vehicles leading to an oversized garage.

Garage

9.1m x 2.4m (29'10 x 7'11)

Up and over electric garage door, double glazed window to the side, light, power and door to the kitchen.

*** There is no gas to the property - the heating is provided by an Oil powered boiler**

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.