

43 Cranford Road
Grafton Underwood
NN14 3AA

£800,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

VIDEO TOUR An outstanding quintessential 17th century cottage situated in the heart of the beautiful village of Grafton Underwood, home to the fictional Bridget Jones no less!

This gorgeous property has so much to offer both internally and without a doubt externally, the garden is an incredible size and wraps around the property which is set back from the road.

Expect firstly to be greeted by a five bar gate that leads onto the generous gravelled driveway which provides parking for numerous vehicles, upon entering the property expect to find character and charm in abundance, a fabulous refitted kitchen has been thoughtfully planned to make use of the space and benefits from double ovens, microwave, coffee machine, dishwasher and gas hob (via an external bottled gas supply), a breakfast bar provides a social space for easy dining or enjoying a drink whilst cooking.

As well as the lovely refitted kitchen expect to find a formal and imposing dining room with storage/pantry cupboard, the two remaining reception rooms are wonderful sitting rooms, both with feature wood burners with the main lounge benefiting from a stunning inglenook fireplace.

An unusual and quirky feature of this home is that it has two staircases, the main leads to two double bedrooms and a generous bathroom. The second staircase leads to two further bedrooms which could be perfect for children given the shape and restricted height.

Other benefits of this property which must be mentioned are the recently replaced and fabulous windows throughout, guttering and roof improvements have been made, exposed beams and brick work, stone flooring in the dining room and the fact that the property is not listed but is situated within a conservation area.

Outside the garden has been extremely well maintained and improved with a huge patio area with pergola and outdoor kitchen, secluded and ideal for entertaining as well as an enormous lawn with field views behind.

Call OJ's Kettering to view

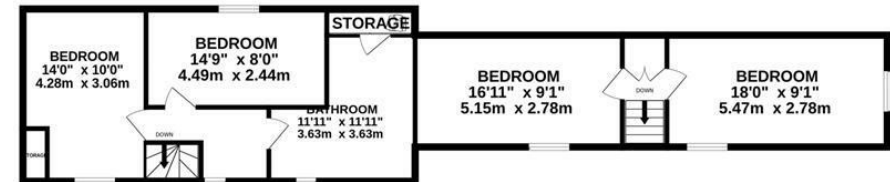
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Floor Plan

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

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AT A GLANCE...

-  Three reception rooms
-  Refitted kitchen
-  Four bedrooms
-  Ground floor shower room and family bathroom
-  Incredible garden
-  Parking for numerous vehicles





SELLER'S SECRET

As a large family we have been so happy here over the years, the garden has been ideal for the children and the village is a lovely place to live, no doubt about it. The time is right for us to sell and move on now so we have decided to come to market.



Why we like it....

We love this cottage! So much to offer and must be viewed to be appreciated! Call us without delay to view!

To buy or not to buy....

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