



**Forge Cottage, Prestidge Row, Moreton Pinkney, Daventry, NN11 3NJ**  
**Offers Over £400,000 Freehold**

Introducing this charming, three bedroom, detached, stone cottage located down a tranquil lane in the desirable village of Moreton Pinkney. The property oozes character and benefits from a good sized rear garden. The accommodation comprises of entrance hall, lounge, downstairs cloakroom, kitchen/breakfast and conservatory. The first floor hosts three bedrooms and a bathroom. EPC Rating: TBC. Council Tax: E.

**Three Bedroom Detached Stone Cottage | Desirable Village Location | Abundance of Character | Large Conservatory | Generous Rear Garden | In need of modernisation**

**modern marketing · traditional values**

### ENTRANCE

uPVC double glazed door into entrance hallway. Stairs rising to first floor. Radiator. Glass panel doors into lounge and cloakroom and inner hall.

### INNER HALL

Floor Sanding boiler. Doors into kitchen/breakfast room and conservatory.

### CLOAKROOM

Low level WC. Vanity sink unit.

### CONSERVATORY 2.59m x 5.21m (8'6 x 17'1)

Wooden framed double glazed windows built onto brick dwarf wall. Polycarbonate roof. Tiled floor, French doors leading onto patio area of rear garden, radiator.

### LOUNGE 5.99m x 3.25m (19'8 x 10'8)

uPVC double glazed window to front elevation. Radiator. Stone fireplace inset with wood burning stove. Wooden parquet flooring. Sliding doors into conservatory.

### KITCHEN/BREAKFAST ROOM 5.99m x 2.44m (19'8 x 8')

uPVC double glazed windows to front and rear elevations and uPVC double glazed door to rear. Range of eye level and base units, roll top work surface, stainless steel sink unit and drainer with mixer tap over, tiling to splash areas, tiled floor, double radiator.

### LANDING

Two uPVC double glazed window to front elevation. Loft access. Airing cupboard housing hot water tank and shelving. Doors to all first floor accommodation.

### BEDROOM ONE 5.99m x 2.62m (19'8 x 8'7)

uPVC double glazed windows to front and rear elevations. Radiator.

### BEDROOM TWO 3.18m x 4.17m (10'5 x 13'8)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.69m x 3.28m (8'10 x 10'9)

uPVC double glazed window to front elevation. Radiator.

### SHOWER ROOM

Obscure uPVC double glazed window to rear elevation. Radiator. Corner Shower unit housing power shower. Vanity sink unit. Low level WC.

### OUTSIDE

#### REAR

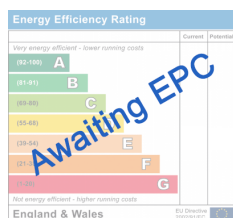
Paved patio area directly outside of property. Garden mainly laid to lawn with a variety of trees, shrubs and flowers. Greenhouse.

#### FRONT

Raised beds containing a variety of flowers and shrubs. Steps leading to front door. Off road parking for two vehicles.

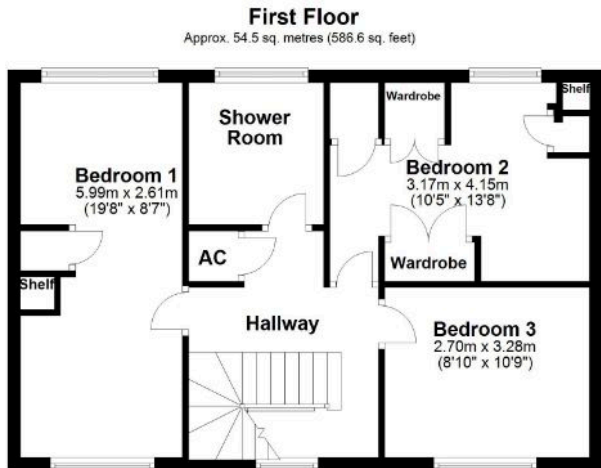
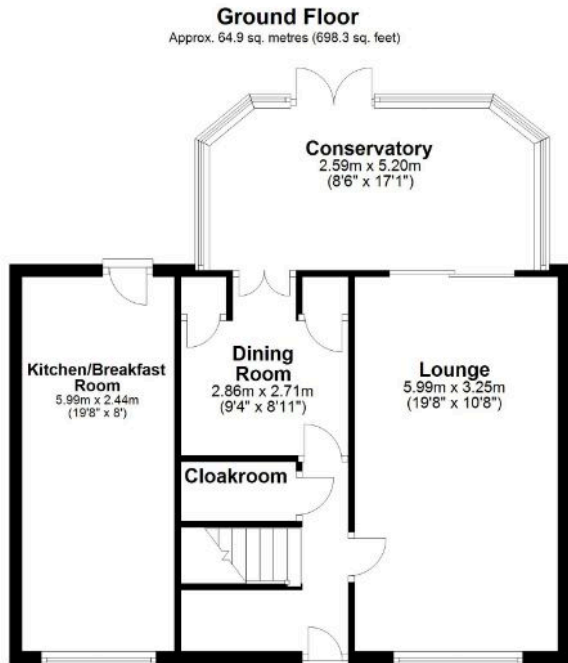
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

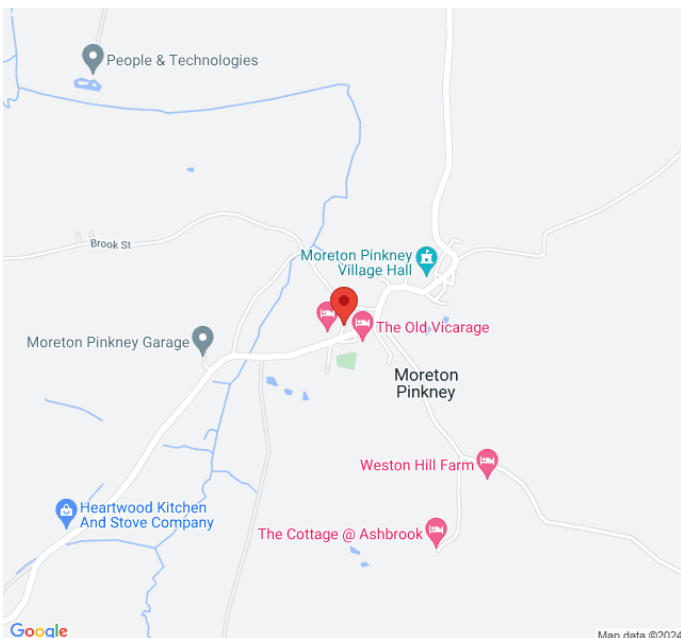


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Forge Cottage, Prestidge Row, Moreton Pinkney, Daventry NN11 3NJ  
Offers Over £400,000 Freehold



Total area: approx. 119.4 sq. metres (1284.9 sq. feet)



## LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

Forge Cottage, Prestidge Row, Moreton Pinkney, Daventry NN11 3NJ  
Offers Over £400,000 Freehold

