



**Orchid Cottage, Rectory Lane, Holcot, Northampton, NN6 9SR  
£375,000 Freehold**

A rarely available three/four bedroom detached dormer bungalow located in a secluded position within this desirable village. The property has a lovely walled cottage garden and a gravelled driveway set beyond a five bar timber gate. The full accommodation comprises entrance porch and hallway, sitting room with square bay window and multi fuel burner, conservatory which has triple aspect views, kitchen with a 3' x 4'11 pantry, two refitted shower rooms, bedroom one, bedroom two which has bedroom four/study off this room. There is a side hallway with stairs to the first floor, boiler room, ample storage and access to both the large garage and rear garden. To the first floor is bedroom three with countryside views. The garage could fit three vehicle (size dependant). To the outside the walled cottage garden offers a good degree of privacy. To the front, a driveway and access to the garage. EPC Rating: D. Council Tax Band: C

**A Rarely Available Three/Four Bedroom Detached Dormer Bungalow | Walled Cottage Garden | Sitting Room With Wood Burner | Large Three Car Garage | Conservatory | Secluded Position Within The Village**

modern marketing · traditional values

### ENTRANCE PORCH

Half glazed hardwood entrance door. Half glazed door to:

### HALLWAY 3.05m x 3.05m (10'0 x 10'0) Max

Radiator. Dado rail. Coving. Access to loft space via pull down ladder. Built in airing cupboard. Doors to:

### SHOWER ROOM 2.74m x 1.55m (9'0 x 5'1)

Obscure uPVC double glazed window to front elevation. Chrome heated towel rail. A refitted white four piece suite comprising low level WC, bidet, wash hand basin with cupboards under and walk in double shower cubicle. Fitted wall units. Recessed spotlights.

### SITTING ROOM 4.88m x 3.99m (16'0 x 13'1) Max

uPVC double glazed square bay window to front elevation with built in window seat. Window to side elevation and door to conservatory. Exposed stone fireplace, oak beam and tiled hearth. Cast iron multi fuel burner. Radiator.

### CONSERVATORY 4.55m x 2.13m (14'11 x 7'0)

uPVC conservatory with window to front, side and rear elevations. French doors to rear. Amtico flooring.

### KITCHEN 3.94m x 3.02m (12'11 x 9'11)

uPVC double glazed window to front elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Stainless steel sink unit. Tiling to splash back areas. Plumbing for dishwasher and washing machine. Space for cooker and fridge. Radiator. Walk in pantry with slate thrall shelf, power and light.

### BEDROOM ONE 3.05m x 4.27m (10'0 x 14'0)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM TWO 3.05m x 2.74m Min (10'0 x 9'0 Min)

uPVC double glazed window to rear elevation. Radiator. Panelled door to bedroom four/study.

### BEDROOM FOUR/STUDY 3.05m x 2.13m Max (10'0 x 7'0 Max)

uPVC double glazed window to side elevation. Roll top work surfaces. Radiator.

### SIDE HALL 5.79m x 1.52m (19'0 x 5'0) Max

Tiled floor. Radiator. Roof light. Ample storage space. Door to boiler cupboard, shower room, inner hall and rear garden.

### BOILER CUPBOARD

Shelving. Fitted Worcester gas boiler. Power and light connected.

### SHOWER ROOM

Refitted white three piece suite comprising low level WC, pedestal wash hand basin and double shower cubicle with Mira power shower. Tiling to splash back areas. Tiled floor. Radiator. Extractor fan. Built in cupboard.

### INNER HALL

Door to garage. Staircase rising to first floor landing.

### GARAGE 8.86m x 4.27m (29'1 x 14'0) Max

A three car garage. Up and over door. Side pedestrian door to front driveway. Power and light connected.

### FIRST FLOOR

Opens into:

### BEDROOM THREE 3.33m x 2.44m (10'11 x 8'0)

Double glazed Velux windows to both sides. Television point.

### OUTSIDE

### FRONT GARDEN

Access via a five bar timber gate to the gravelled driveway. Mainly enclosed by stone walling. Log store and access to the garage.

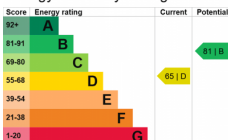
### REAR GARDEN

A lovely cottage style garden enclosed by an attractive stone wall with a range of shrubs and flower beds. Paved pathway leads around the garden and there is a secluded paved patio and pedestrian access to the front.

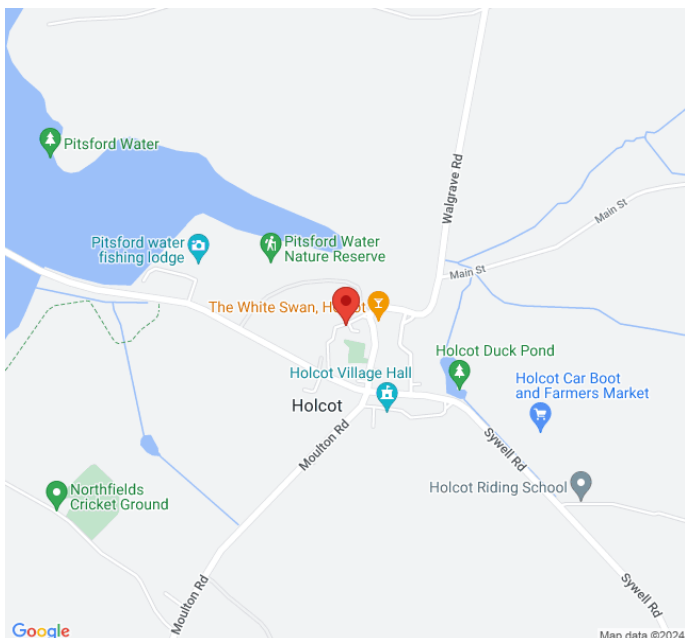
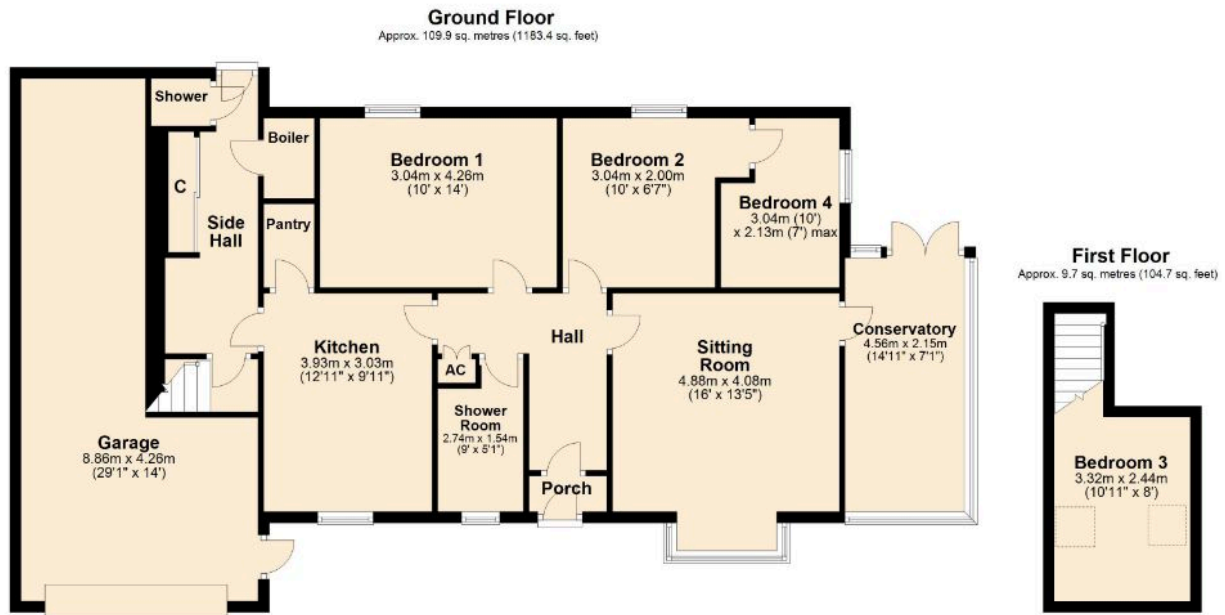
### DRAFT DETAILS

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

#### Energy Efficiency Rating



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.



## LOCAL AREA INFORMATION

Known on its local website as the 'centre of the universe', Holcot village is focused on community spirit and social activity with more than a dozen local groups utilising the village hall, public house and church and several more using the tennis club and cricket ground. Its position between the A508 and A43 main roads allows for excellent transportation links with both of the aforementioned roads connecting to the A14 and in turn the M1 and M6 motorways at Catthorpe Interchange. For public transport, between the towns of Northampton (8 miles) and Kettering (9 miles), there are mainline rail services to London as well as offering a range of high street shopping, medical and leisure facilities. There are also a number of educational options within these towns though the nearest provisions are Walgrave primary school and Moulton secondary school.

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