

The Stables

Nortoft, Guilsborough, Northampton, NN6 8QB

£595,000 Freehold



A single storey stable conversion in one of the local county's most desirable villages. Tucked up a driveway away from the road, this individual four bedroom property has vaulted ceiling with exposed A frames and roof timbers in the reception rooms and kitchen / breakfast room plus a log burner in the sitting room. All the rooms look onto the lovely south facing garden so on a sunny day the property is bathed in light.

Accommodation comprises hall, cloakroom, sitting room, dining room, kitchen / breakfast room, utility room, main bedroom with walk in wardrobe and en-suite shower room, three further double bedrooms and large shower room.

Outside, beyond the attractive garden there is a detached double garage and driveway.

The property has uPVC double glazing, radiator heating and is offered with no onward chain.

EPC Rating F. Council Tax Band F.



ENTRANCE HALL 1.91m x 2.92m (6'3 x 9'7)

Entrance via front door. Radiator. Exposed roof timbers. Tiled floor. Coat cupboard.

CLOAKROOM

Radiator. Suite comprising WC and wash hand basin. Exposed roof timbers. Tiled splash backs. Tiled floor.

SITTING ROOM 4.04m x 6.40m (13'3 x 21'0)

Window and doors to garden. Two radiators. Fireplace with log burner. Exposed roof timbers.

DINING ROOM 4.04m x 4.44m (13'3 x 14'7)

Window to garden. Two radiators. Exposed roof timbers. Built in dresser.

KITCHEN / BREAKFAST ROOM 4.04m x 3.07m (13'3 x 10'1)

Window to garden. Radiator. Exposed roof timbers. Fitted with a range of wall, base and drawer units with work surfaces over. Built in fridge, dishwasher, oven, grill, hob and extractor hood. One and a half bowl sink unit. Tiled splash backs. Tiled floor.

UTILITY ROOM 1.40m x 1.73m (4'7 x 5'8)

Exposed roof timbers. Space for washing machine and tumble dryer. Tiled floor. Shelving.

INNER HALL

Two windows to rear elevation. Two radiators. Airing cupboard. Access to loft storage space.

BEDROOM ONE 4.88m x 3.48m (16'0 x 11'5)

Window to garden. Radiator. Walk in wardrobe with rails and shelving.

EN-SUITE 2.84m x 1.93m (9'4 x 6'4)

Velux window to rear elevation. Radiator. Heated towel rail. Suite comprising shower in a large tiled cubicle, WC and twin sinks. Tiled splash backs. Tiled floor.

BEDROOM TWO 3.86m x 2.79m (12'8 x 9'2)

Window to garden. Radiator.

BEDROOM THREE 3.86m x 2.74m (12'8 x 9'0)

Window to garden. Radiator.

BEDROOM FOUR 3.86m x 2.74m (12'8 x 9'0)

Window to garden. Radiator.

SHOWER ROOM 2.87m max x 2.77m max (9'5 max x 9'1 max)

Window to garden. Radiator. Suite comprising shower in a large tiled cubicle, WC, bidet and wash hand basin with storage below. Tiled splash backs.

OUTSIDE

GARDEN

The shaped lawn is bordered by established beds and a variety of trees, bushes, plants and flowers. Two paved seating areas.

DRIVEWAY

Block paved driveway leading to the garage.

DOUBLE GARAGE

Twin up and over doors. Power and light connected. Door to side elevation.

DRAFT DETAILS

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





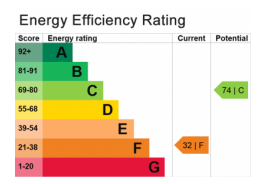
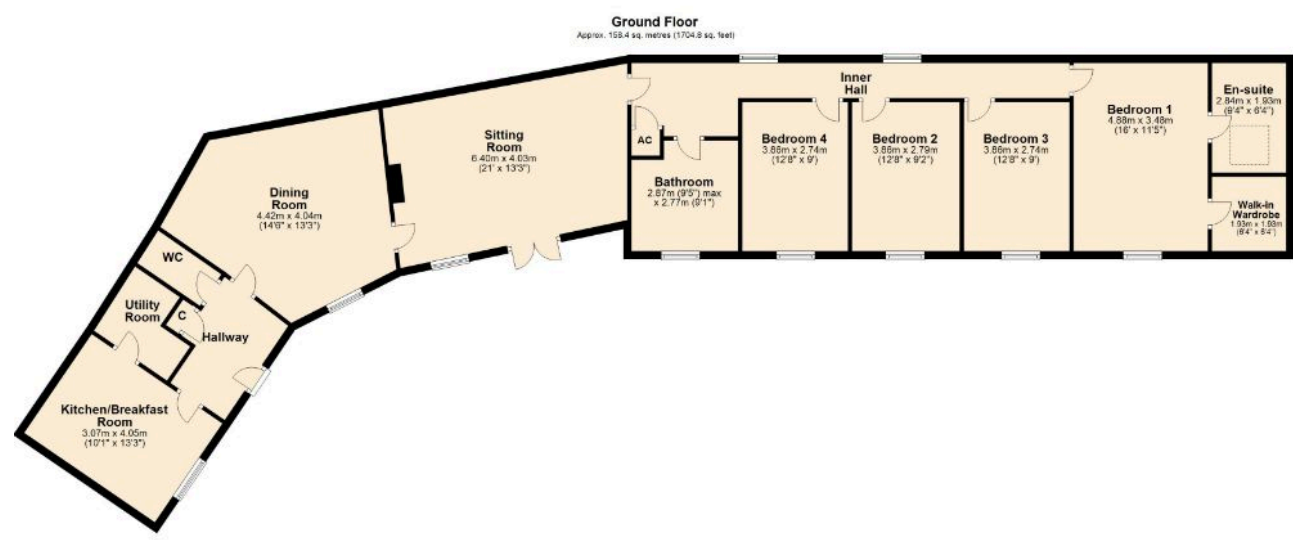
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Local Area Information

Guilsborough is a highly sought after village in NW Northamptonshire, with excellent road links and positioned 11 miles north of Northampton, 10 miles east of Rugby and 11 miles south of Market Harborough (all of which offer mainline train stations). With exceptional facilities for a village with a population of just over 700 residents, it offers education facilities from 2-18 years with a Pre-School, Primary School and the highly regarded Guilsborough Secondary School which achieved outstanding in the 2012 Ofsted report, health centre and pharmacy, public house, a refurbished village hall providing a venue for numerous activities and clubs, a sports pavilion/playing fields which is home to several sports teams, well-stocked shop/post office, hairdressing salon and amateur dramatics group as well as St Etheldreda's Church which possesses Saxon remnants among its Norman architecture.



Total area: approx. 158.4 sq. metres (1704.8 sq. feet)

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.