



Jo's House, 28 The Terrace, East Haddon, Northampton, NN6 8DB
£425,000 Freehold

Jo's House is a beautiful characterful cottage situated on the edge of the village with views over rolling countryside. This three bedroom property has character features throughout and is presented to a good standard. It has a hall, lounge with fireplace and beams, large kitchen / dining room with doors to the garden, utility room, cloakroom, two bedrooms on the first floor, one with en-suite shower room and family bathroom. On the second floor there is a further bedroom with vaulted ceiling and exposed roof timbers. There is a large lawned garden, brick outbuilding and two parking spaces. The property has uPVC double glazing, radiator heating and is offered for sale with no onward chain. EPC Rating E. Council Tax Band E.

Character Cottage | Three Bedrooms | Three Storey | Large Garden | Character Features | No Onward Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing with understairs storage cupboard. Ceiling beams. Double doors to:

LOUNGE 4.01m x 4.62m (13'2 x 15'2)

Window to front elevation. Radiator. Fireplace with coal effect gas fire. Ceiling beams.

KITCHEN / DINING ROOM 6.20m x 4.47m max (20'4 x 14'8 max)

Windows to front and rear elevations. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated dishwasher. Built in oven, hob and extractor. Stainless steel sink unit. Space for large fridge / freezer. Tiled splash backs. Tiled floor. Double doors with full height windows either side to rear garden.

UTILITY ROOM 1.63m x 4.67m (5'4 x 15'4)

Window and door to rear elevation. Radiator. Fitted with a range of wall and base units with work surfaces over. Stainless steel sink unit. Space for washing machine and tumble dryer. Tiled splash backs. Tiled floor.

CLOAKROOM 1.63m x 0.91m (5'4 x 3'0)

Window to rear elevation. Radiator. Suite comprising WC and wash hand basin. Tiled splash backs. Tiled floor.

FIRST FLOOR LANDING

Radiator. Ceiling Beam. Stairs rising to second floor.

BEDROOM ONE 3.89m x 3.81m (12'9 x 12'6)

Windows to front and side elevations. Radiator. Built in wardrobes.

EN-SUITE SHOWER ROOM 2.26m x 1.14m (7'5 x 3'9)

Window to front elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin. Tiled splash backs. Tiled floor. Ceiling beam.

BEDROOM TWO 2.59m x 4.04m (8'6 x 13'3)

Window to front elevation. Radiator. Built in wardrobe. Ceiling beam.

BATHROOM 2.01m x 1.65m (6'7 x 5'5)

Window to rear elevation. Chrome heated towel rail. Suite comprising bath with shower attachment over, WC and wash hand basin. Tiled splash backs. Tiled floor.

SECOND FLOOR LANDING

Velux window to rear elevation. Radiator. Exposed floorboard and roof timbers.

BEDROOM THREE 4.17m x 3.10m (13'8 x 10'2)

Window to front elevation. Two radiators. Built in wardrobes. Exposed roof timbers and floorboards.

OUTSIDE

GARDEN

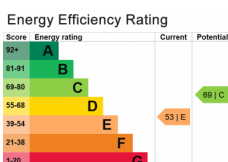
The large lawn extends to the front and side of the property. Extensive paved seating areas. Brick outbuildings with power and light connected (21'0 x 8'0) divided into three.

PARKING

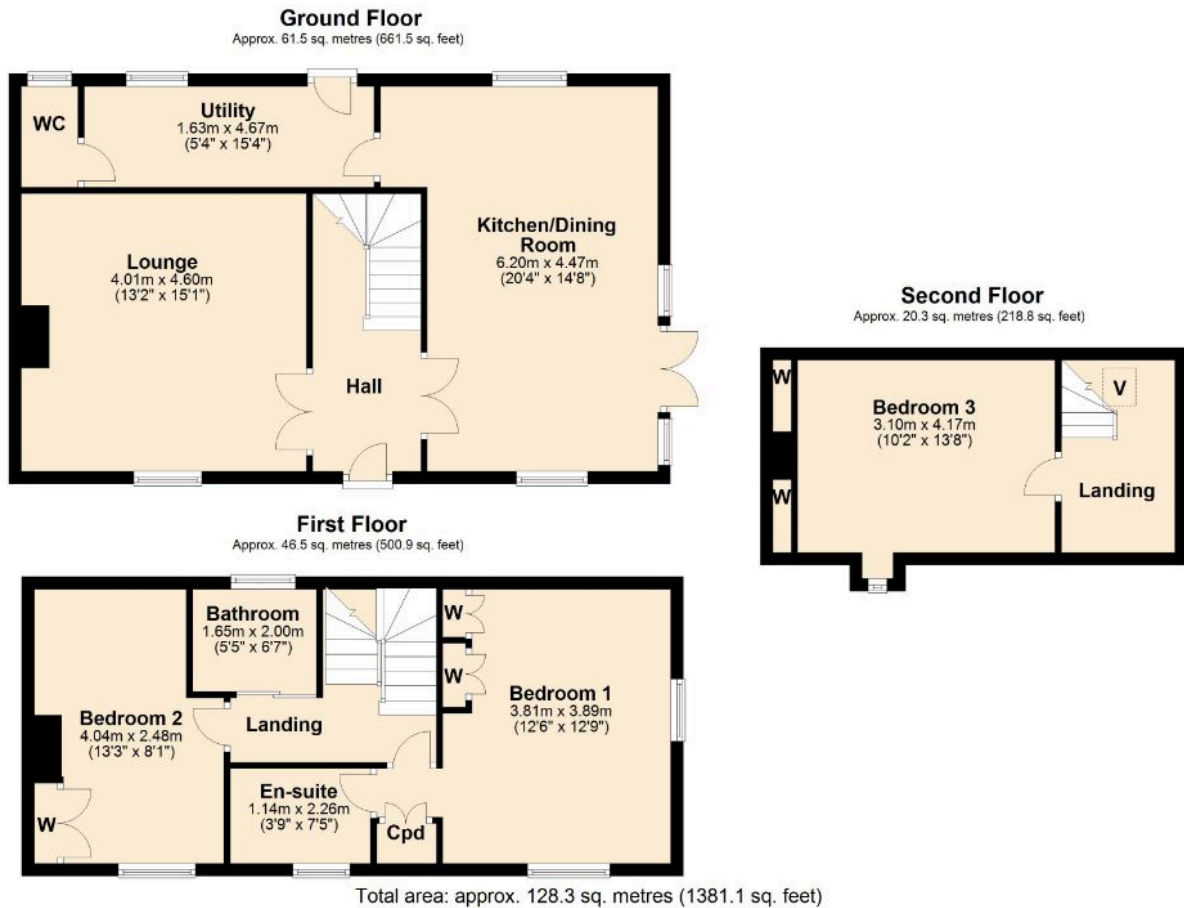
There are two parking spaces with the property although they are not adjacent to the cottage.

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.



LOCAL AREA INFORMATION

The property is located within the parish of East Haddon, which is a small village, 8 miles from Northampton, It has a thriving community spirit and a variety of clubs and societies. The village playing field, easily accessed from the adjacent footpath has a children's play area as well as tennis, football, cricket and a licensed pavillion. It has a pub/hotel, The Red Lion, a church, village hall and primary school rated outstanding by Ofsted which feeds into Guilsborough Secondary School less than 4 miles away. Long Buckby provides a wide range of local amenities within 2 miles, including a doctors, dentists, shops, restaurants and take-aways. Within 2.5 miles is the railway station on the London Euston and Birmingham New Street line. Access to the M1 motorway Junctions M16 and 18 and A5 are less than 7 miles away via the A428.

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