



**Rose Cottage, 118 Dallington Road, Dallington Village, Northampton, NN5 7HN**  
**Guide Price £350,000 Freehold**

DALLINGTON VILLAGE. Jackson Grundy is delighted to offer to the market this attractive, red brick Victorian cottage pleasantly situated in the desirable old village of Dallington. The property has a welcoming charm and the versatile accommodation offers an entrance hall, dual aspect lounge extension with casement doors to the garden, separate sitting room with multi-fuel stove, dining room with window seat and door to country style kitchen and adjoining utility room and ground floor shower room/WC. Upstairs is a large master bedroom with over-stairs cupboard and further double bedroom and shower room. Outside is a lawned garden with picket fence around, well stocked borders and a further paved area behind the double garage with electric roller door and double width parking in front. A fenced area to the side of the garage could be opened up allowing space for a caravan/trailer etc. Further benefits include gas fired central heating to radiators and sealed unit double-glazing in multi paned timber frames. NO ONWARD CHAIN. EPC Rating: TBC. Council Tax Band: D.

**Pleasant Location in Old Dallington Village | Character Red Brick Cottage | Two Double Bedrooms & Three Receptions | Kitchen & Utility | Double Garage & Driveway | Highly Recommended**

modern marketing · traditional values

### ENTRANCE HALL

Solid timber door beneath canopy porch with roses either side of the doorway. Stairs rising to first floor landing. Stripped doors to:

### LOUNGE 4.93m x 4.01m (16'2 x 13'2)

Multi pane sealed unit double glazed windows and casement doors to garden. Exposed stonework and timber beam. Wall light points. Two radiators.

### SITTING ROOM 4.32m x 3.63m (14'2 x 11'11)

Multi pane sealed unit double glazed window to front aspect. Fireplace and multi-fuel stove. Radiator.

### DINING ROOM 4.32m x 2.97m (14'2 x 9'9)

Multi pane sealed unit double glazed windows to front and side aspects with seat under. Understairs storage cupboard. Wood laminate flooring. Dado rail.

### KITCHEN 4.29m x 2.26m (14'1 x 7'5)

Multi pane sealed unit double glazed window to front aspect. Wall and floor mounted units with worktops incorporating single drainer stainless steel sink unit with mixer tap over. Tiling to splash back areas. Built-in gas hob, electric oven and filter hood. Space for fridge/freezer. Tiled floor.

### UTILITY ROOM 2.74m x 0.97m (9'0 x 3'2)

uPVC double glazed door and window to front aspect. Tiled floor. Storage cupboard and coat hooks. Plumbing and space for washing machine.

### SHOWER ROOM 2.34m x 1.80m (7'8 x 5'11)

High level uPVC double glazed window to side aspect. Three piece suite comprising walk-in shower cubicle and mains shower, pedestal wash hand basin and low level w/c. Tiled walls and floor. Ladder style radiator.

### FIRST FLOOR LANDING

Doors to all rooms. Radiator.

### BEDROOM ONE 4.32m x 3.63m (14'2 x 11'11)

Multi pane sealed unit double glazed window to front aspect. Chimney breast and alcoves. Radiator. Overstairs cupboard with window.

### BEDROOM TWO 3.38m x 3.02m (11'1 x 9'11)

Multi pane sealed unit double glazed window to front aspect. Chimney breast and cast iron fireplace. Radiator.

### SHOWER ROOM 2.51m x 2.16m (8'3 x 7'1)

Multi pane obscure sealed unit double glazed window to front aspect. Three piece suite comprising tiled shower cubicle, vanity unit housing wash hand basin and low level w/c. Cupboard housing gas fired combination boiler. Ladder style radiator.

### OUTSIDE

### DOUBLE GARAGE 5.49m approx x 4.57m approx (18'0 approx x 15'0 approx)

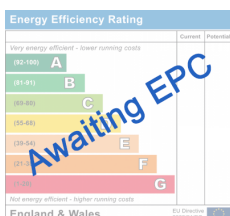
Electric roller door. Power and light connected. uPVC double glazed door and window.

### PARKING

Double width hardstanding in front of garage. Fenced area to side of garage, which could be opened up and provide space for a caravan/trailer.

### MAIN GARDEN

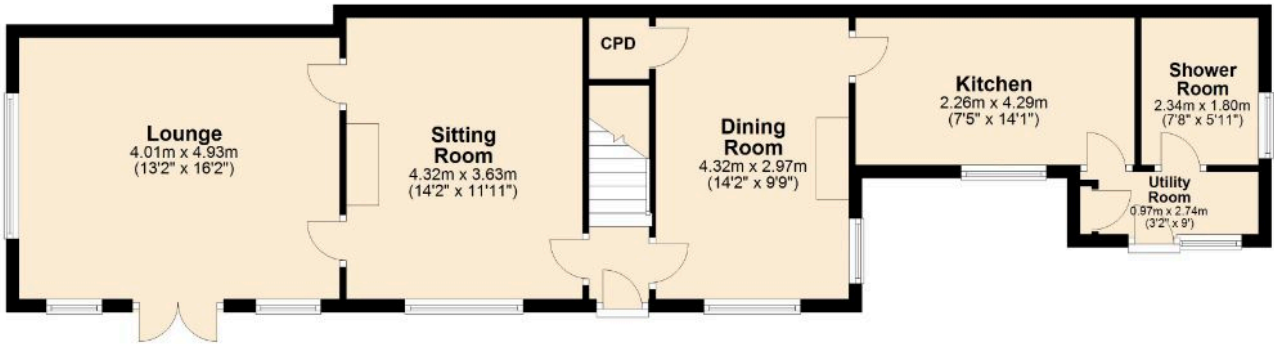
An enclosed, lawned garden lies to the front with planted beds, spring bulbs, mature trees and a further apple tree. Gated access onto Dallington Lane and Brook Lane.



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.

### Ground Floor

Approx. 70.8 sq. metres (762.3 sq. feet)

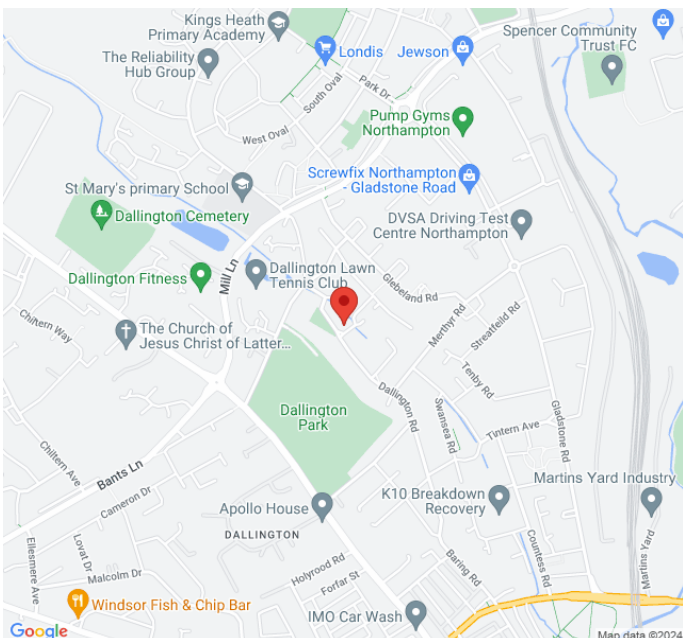


### First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 110.3 sq. metres (1186.9 sq. feet)



## LOCAL AREA INFORMATION

Situated just off the A428 Harlestone Road, Dallington village is separated from a small development of newer properties by Mill Lane, a road leading to the suburb of Kingsthorpe and benefiting from a petrol station with general stores. Within the old village there is a church and public house bordering Dallington Park, a lovely green space with recreational ground and tennis courts. Dallington is also within easy reach of both Northampton Town's rugby and football club facilities, the latter of which is based at Sixfields where further restaurant, gymnasium, ten pin bowling, cinema and retail facilities are located. A selection of Primary schools within walking distance and Duston Secondary School has an outstanding Ofsted (2013). Northampton town centre is less than a mile further south on the A428 and offers a variety of high street shopping, leisure, medical and local authority services plus mainline rail services to London Euston and Birmingham New Street, whilst for vehicular main road links M1 J15a is less than 3 miles way.

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