

75 Water Lane, Wootton, Northampton, NN4 6HH
Offers Over £400,000 Freehold

CHARACTER COTTAGE. Jackson Grundy is pleased to offer to the market this semi-detached stone and brick cottage elevated from the roadside in this highly regarded village with amenities and excellent Motorway access. There is an entrance hall leading to a kitchen/breakfast room and a fabulous sitting room with feature inglenook fireplace with multi-fuel stove, exposed stonework and timbers, first floor landing with window and loft access, three bedrooms and a bathroom. Outside, the cottage sits elevated from the roadside with a driveway leading to an attached garage which in turn has a courtesy door to the rear garden which extends to over 100' in length and enjoys a southerly aspect and a good degree of privacy. Viewing essential to appreciate fully. The seller advises us they can offer a 'NO CHAIN' situation to the buyer. EPC Rating: E. Council Tax Band: C

Semi-Detached Cottage in Village Setting | Three Bedrooms | Kitchen/Breakfast Room | Lounge with Inglenook & Wood Stove | Large South Facing Garden | Highly Recommended

modern marketing · traditional values

HALLWAY

Entered via solid timber door with glazed inset.
Tiled floor. Latched door to lounge. Radiator.

KITCHEN/DINING ROOM 2.67m x 4.90m (8'9 x 16'1)

Multi pane casement door and windows to rear garden. Wall and base units. Work surfaces over. Single drainer stainless steel sink unit with mixer tap. Built in gas hob, oven and filter hood. Tiled floor. Understairs cupboard. Plumbing for radiator.

LOUNGE 4.90m x 5.21m (16'1 x 17'1)

Two multi pane casement windows to front elevation. Inglenook fireplace with multi fuel stove and flagstone hearth. Staircase rising to first floor landing. Radiator. Exposed timbers and stone work.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation.
Access to loft space.

BEDROOM ONE 4.62m plus wardrobes x 3.28m (15'2 plus wardrobes x 10'9)

uPVC double glazed window to front elevation.
Radiator. Overstairs cupboard.

BEDROOM TWO 2.67m x 3.25m plus wardrobe (8'9 x 10'8 plus wardrobe)

Double glazed window to rear elevation. Radiator.
Built in cupboards, one housing hot water cylinder.

BEDROOM THREE 1.93m x 2.49m (6'4 x 8'2)

Double glazed window to side elevation with seat under. Radiator.

BATHROOM 3.07m x 1.68m (10'1 x 5'6)

Double glazed window to rear elevation. Radiator.
Wall mounted basin in vanity unit and countertop, panelled bath and low level WC.

OUTSIDE

FRONT GARDEN

The property is elevated from the roadside with a walled frontage and steps up to the entrance door. Driveway leading to attached garage.

GARAGE 6.10m x 2.44m (20'0 x 8'0)

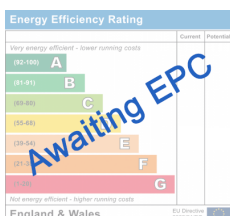
Timber swing open doors. Power and light connected. Plumbing for washing machine. Wall mounted gas fired boiler. Gas and electric meters. Courtesy door to garden.

REAR GARDEN

Paved patio and stone wall retainer with steps up to lawned garden beyond. Mature hedging. Two apple trees. Plum tree.

DRAFT DETAILS

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

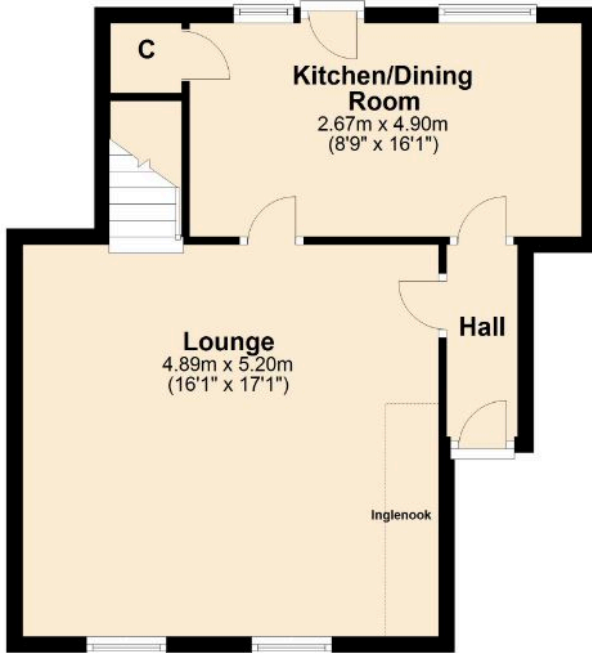


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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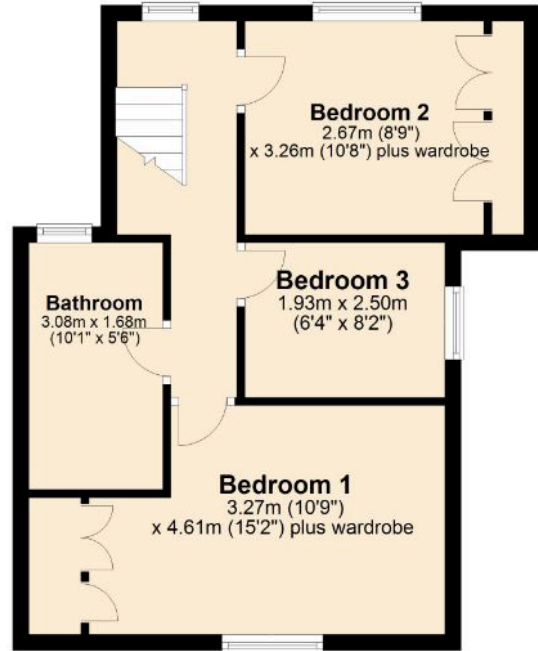
Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 84.0 sq. metres (904.7 sq. feet)



LOCAL AREA INFORMATION

The village of Wootton lies 3 miles south of Northampton town centre separated from the neighbouring village of Hardingstone by the B526 Newport Pagnell Road. Except for the church, little of the village dates earlier than Stuart times and there are many brick cottages of equivalent age to the stone houses found within the village, which now backs onto several modern housing estates including Wootton Fields and the area previously occupied by an army barracks. Local amenities are plentiful and include community centre, working men's club, medical centre, pub/restaurants, hotel, shop, butcher, chemist, Waitrose, Wyevale garden centre and primary school. Secondary education is provided for at the newly built Caroline Chiselm School. Well placed for commuters, the nearest main road link is M1 J15 less than 2 miles away via the A45, whilst Northampton also offers a mainline rail service to Birmingham New Street and London Euston via Milton Keynes.

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