



93 Water Lane, Wootton Village, Northampton, NN4 6HH
£250,000 Freehold

CHARACTER COTTAGE. Jackson Grundy is pleased to offer to the market this nicely presented cottage elevated from the roadside in this highly regarded village with amenities and excellent motorway access. There is an entrance hall leading to a sitting room with offset dining area having French doors to garden, galley kitchen and utility room behind, again with a door to the garden. To the first floor is a landing with loft access, two bedrooms and a stylish four piece bathroom. Outside, the cottage sits elevated from the roadside with steps up through retaining wall accessing all of the cottages in the terrace, open plan lawned frontage and a lovely rear garden extending to over 75' in length. Viewing essential to appreciate fully. EPC Rating: D. Council Tax Band: B

Cottage in Village Setting | Two Good Size Bedrooms | Kitchen & Utility | Lounge with Offset Dining Area | Large Southerly Facing Garden | Highly Recommended

modern marketing · traditional values

ENTRANCE HALL

Staircase rising to first floor landing. Wood laminate flooring. Radiator.

LOUNGE/DINING ROOM 6.48m x 3.33m Max (21'3 x 10'11 Max)

Double glazed window to front elevation. Chimney breast with electric fire. Wood laminate flooring continuing into the dining area with French doors to garden.

KITCHEN 4.29m x 1.63m (14'1 x 5'4)

Double glazed window to side elevation. Vertical radiator. Wall and base units. Oak laminate work surfaces. Induction electric hob, oven below. Inset sink unit and swan neck mixer tap. Understairs cupboard and recess for fridge/freezer. Tiled floor.

UTILITY ROOM 2.44m x 1.52m (8'0 x 5'0)

Obscure double glazed door to side elevation. Two windows to rear elevation. Radiator. Wall mounted replacement gas fired combination boiler. Wall and base units. Oak laminate work surfaces. Tiled floor.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.30m x 4.27m (10'10 x 14'0)

Double glazed window to front elevation. Radiator. Chimney breast with cast iron fireplace and alcoves. Overstairs recess.

BEDROOM TWO 3.07m x 2.51m (10'1 x 8'3)

Double glazed window to rear elevation. Radiator. Chimney breast with cast iron fireplace and alcoves.

BATHROOM 3.40m x 1.68m (11'2 x 5'6)

Double glazed window to side elevation. Four piece suite comprising panelled bath, separate shower cubicle, wash hand basin on countertop and cupboard under and WC. Tiled floor.

OUTSIDE

FRONT GARDEN

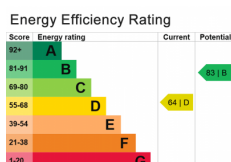
The property sits in a terrace which is elevated from the road side with steps up through retaining wall to the footpath giving access to all cottages in the terrace. Lawned frontage.

REAR GARDEN

Decked seating area with adjacent patio and further patio at the rear beyond the lawned garden. Enclosed by timber and metal fencing.

DRAFT DETAILS

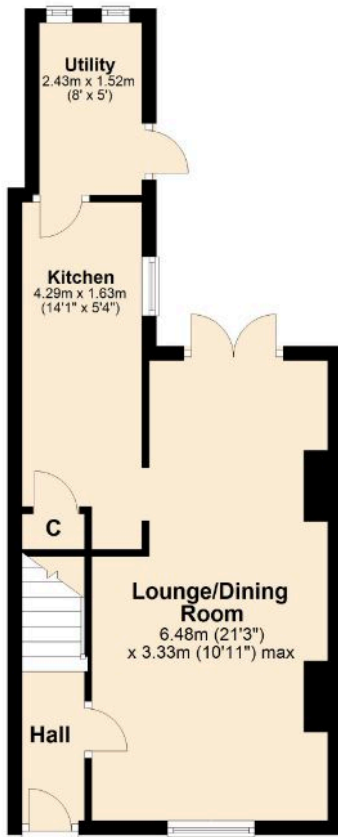
At the time of print, these particulars are awaiting approval from the Vendor(s).



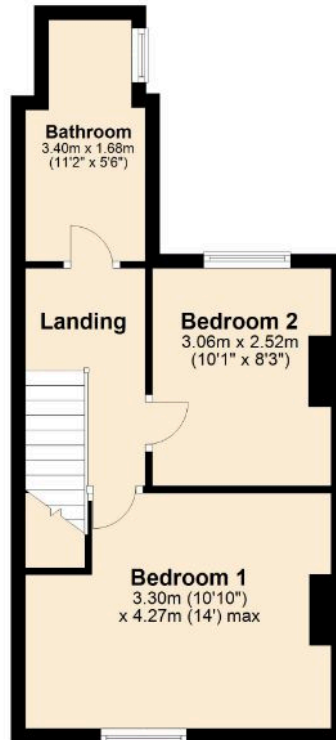
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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



First Floor



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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