



## Rose Cottage Main Street

East Haddon, Northampton, NN6 8BU

IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU

Available NOW

Welcome to Rose Cottage, a magnificent three-story period stone and brick house that has been lovingly extended and refurbished to create a spacious and stylish family home. With its generous size and superb features, this property is truly a dream come true.

£3,250 PCM



5



4



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D



Unfurnished Accommodation: Entrance hall, living room, second reception room, kitchen/diner, cloakroom, utility room, five double bedrooms, three en-suites, two bathrooms, double garage, driveway, front and rear gardens. Energy Rating D. Daventry District Council Band F.

As you step inside you're greeted by a welcoming reception hall that features a newly constructed oak staircase with a glazed balustrade. Not only is it a stunning architectural feature, but it's also a functional space with under-stairs storage. Natural oak doors lead you into the heart of the home.

The living room is a well-proportioned room with abundant natural light from the twin casement windows to the front, as well as French doors opening to the rear and offering beautiful views. It's the perfect space to relax, with TV and wall light points adding to the ambiance of this light and airy room.

The kitchen/breakfast room is the heart of the home. This spacious open-plan room features ceramic tiled flooring and French doors that open out to the rear garden, allowing for seamless indoor-outdoor living. The kitchen itself boasts bespoke floor and wall cabinets, polished Quartz work surfaces and a central island unit. High-end Bosch appliances, including an induction hob and an American-style fridge/freezer, make this kitchen a chef's paradise. The glasses cupboard with coffee station and the larder cupboard with internal fittings add to the convenience and functionality of this room.

Adjacent to the kitchen is a comfortable sitting room. Three casement windows provide picturesque garden views. The focal point is the cast iron log burner, adding a touch of warmth and charm to the space.

The utility room is equipped with bespoke floor and wall cabinets, a stainless steel sink unit, and space for your laundry appliances. It also houses the heat pump, ensuring your comfort all year round. The cloakroom has a white suite.

On the first floor, the master bedroom suite is a retreat you'll love. The twin casement windows to the front elevation overlook the Parish Church, creating a serene atmosphere. The dressing room and luxurious en-suite bathroom with a panelled bath, vanity wash basin, and a ceramic-tiled shower cubicle are a real treat.

The guest bedroom suite also offers its own en-suite shower room with all the amenities you need. The back landing leads to an additional bedroom and shower room, both generously sized and beautifully appointed.

On the second floor, you'll find a spacious bedroom with three casement dormer windows, offering delightful village views and beyond. This room also features its own en-suite shower room with a ceramic-tiled shower cubicle, vanity wash basin, and WC.

Rose Cottage offers outdoor spaces to match its interior grandeur. The front is accessed via a block-paved driveway, providing ample parking space in front of the attached double garage. The front garden is a delightful, well-maintained lawn bordered by an established stone wall. There's even a pedestrian gate for added convenience.

The rear garden, facing a sunny southerly direction, features an Indian stone terrace with external water points and power outlets. The large lawn is perfect for outdoor activities and play. It's enclosed by close-boarded fencing, offering privacy and security. A timber garden shed and an open-sided lodge with a lockable wine store add to the appeal.

This home offers modern amenities, including underfloor heating to the ground floor and radiators to the upper floors and a Daikin air source heat pump

Situated in the picturesque village of East Haddon, you'll enjoy the charm of this idyllic location. With a Village Hall and the Red Lion Public House/Restaurant, you have local amenities close by. The village also provides access to various sporting and recreational

facilities, including the Playing Field Association and the East Haddon Players. Education is covered with East Haddon CE Primary School and secondary education options nearby.

**RECEPTION HALL**

14'6 x 6'10 (4.42m x 2.08m)

**LIVING ROOM**

19'3 x 17'1 (5.87m x 5.21m)

**KITCHEN/DINING ROOM**

34'0 x 16'1 ( 10.36m x 4.90m )

**SITTING ROOM**

21'5 x 15'3 (6.53m x 4.65m)

**UTILITY ROOM**

10'6 x 6'0 (3.20m x 1.83m)

**CLOAKROOM**

5'8 x 5'3 ( 1.73m x 1.60m )

**FIRST FLOOR LANDING**

23'8 x 3'7 (7.21m x 1.09m)

**MASTER BEDROOM SUITE**

17'3 x 10'1 (5.26m x 3.07m)

**DRESSING ROOM**

8'8 x 7'1 (2.64m x 2.16m)

**MASTER EN-SUITE**

9'7 x 8'8 (2.92m x 2.64m)

**GUEST BEDROOM SUITE**

16'0 x 13'8 (4.88m x 4.17m)

**SHOWER ROOM EN-SUITE**

6'10 x 5'4 ( 2.08m x 1.63m )

**BEDROOM FOUR**

14'0 x 11'11 (4.27m x 3.63m)

**BEDROOM THREE**

12'3 x 11'4 ( 3.73m x 3.45m )

**SHOWER ROOM**

8'7 x 6'0 (2.62m x 1.83m)

**BEDROOM FIVE**

13'5 x 11'9 (4.09m x 3.58m)

**SHOWER ROOM/EN-SUITE**

13'9 x 11'9 (4.19m x 3.58m)


**DOUBLE GARAGE**

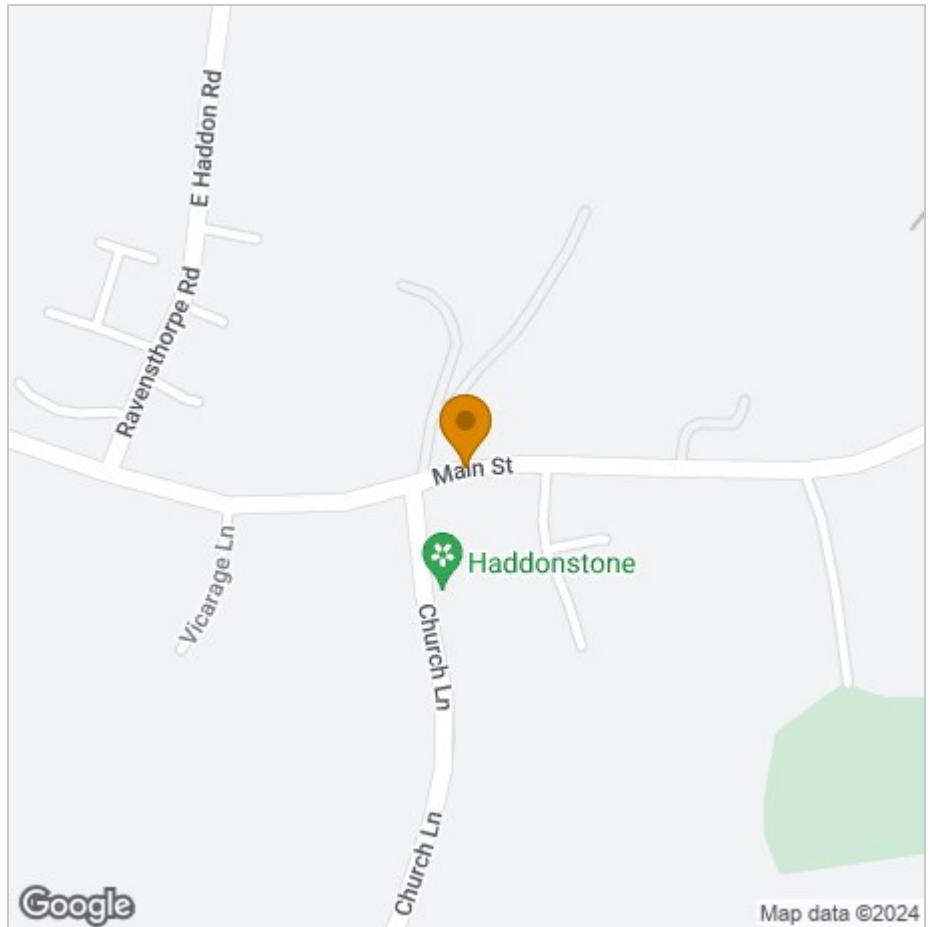
19'10 x 18'1 (6.05m x 5.51m)





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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