



7 Neaton Lane

, Guilsborough, NN6 8FE

£1,250



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Available 12th May

Situated in the heart of the sought-after village of Guilsborough, Honey Cottage is a beautifully presented Two-bedroom semi-detached home offering modern living with charming features. This unfurnished property boasts spacious accommodation, a south-facing garden with countryside views, and convenient access to local amenities.



Unfurnished Accommodation: Entrance hall, cloakroom/W.C., kitchen/diner, lounge, two bedrooms, shower en-suite, family bathroom, enclosed rear garden, and off-road parking for two vehicles. Due to planning conditions, no commercial vehicles are to be parked in the street. No Pets Permitted. Max one Child. EPC – C. Daventry Council tax band – C.

Upon entering, the hallway provides access to all principal rooms and features a staircase rising to the first floor. The spacious lounge benefits from French doors opening onto the south-facing rear garden, allowing natural light to flood the room. The kitchen/diner is fitted with a range of pale beech cabinets, integrated appliances including a hob, double oven, fridge/freezer, dishwasher, and washing machine.

The first floor comprises two well-proportioned bedrooms. A The Master double bedroom with sloped ceilings and a large window that fills the room with natural light. The space benefits from a full-height built-in wardrobe with sliding doors, and neutral carpeting throughout. The layout offers plenty of room for a bed, bedside furniture, and additional storage. The en suite shower room features a corner shower unit, wall-mounted basin with vanity storage, and low-level WC. Finished with tiled flooring and part-tiled walls, the room includes a large mirror and a radiator. A second good-sized double bedroom, also neutrally decorated with a large window to the front aspect and sloped ceiling. Ideal as a guest room, home office, or second bedroom. Externally, the property is situated in a cul-de-sac, offering off-road parking for two vehicles. The enclosed rear garden features a paved patio and lawned area overlooking open fields, providing a peaceful outdoor space.

Guiltsborough is a highly regarded village offering a range of amenities including a pre-school, primary school, and an Academy status secondary school. The village also boasts a shop, post office with a coffee shop, doctor's surgery, and a public house. Northampton is approximately 10 miles away, providing further amenities and train services to London

Open plan Kitchen 15'10 x 10'06 (4.83m x 3.20m)

Lounge 13'10 x 13'04 (4.22m x 4.06m)

Cloakroom 6' x 5' (1.83m x 1.52m)

Master Bedroom 13'10 x 13'04 (4.22m x 3.96m/1.22m)

En-suit 6'06 x 3'10 (1.98m x 1.17m)

Bedroom Two 13'10 x 9'01 (4.22m x 2.77m)

Bathroom 6'09 x 6'06 (2.06m x 1.98m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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