

24 Naseby Road  
Thornby  
Northampton  
NN6 8SW

£465,000

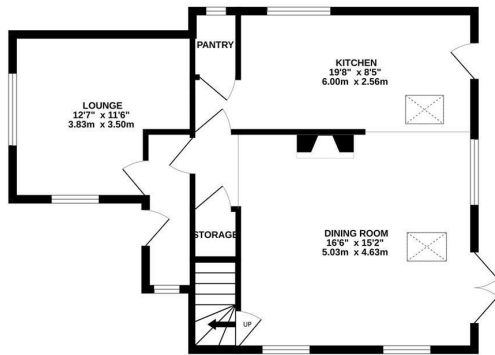


OSCAR JAMES

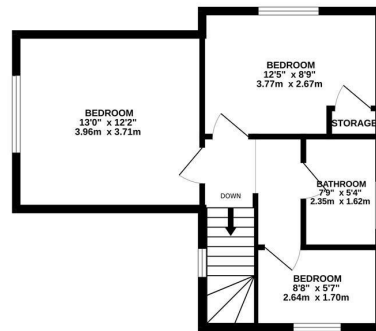
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# FLOOR PLANS

GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Living room with attractive feature fireplace and timber flooring



Extended kitchen/dining/family room providing a fantastic hub to the home



Three well proportioned bedrooms



Family bathroom featuring a three piece suite



Generously sized lawned garden with patio including covered pergola and offering a good degree of privacy



On street parking outside the property with other parking options nearby



## WHAT'S GREAT?

This beautiful detached period home is situated in the popular village of Thornby with a rural setting and has been generously extended to the ground floor providing spacious accommodation throughout. The property boasts an abundance of character features with many rooms benefitting from ornate fireplaces, timber flooring, and many more.

The property has undergone an extension refurbishment since the current owners purchased the property with many core areas of the home being updated.

The interior is well presented and briefly comprises entrance hall, living room with feature fireplace, extended kitchen/dining/family room creating a fantastic hub to the home and features quarry tiled flooring, an array of built in appliances, walk-in pantry cupboard and French doors leading out to the garden.

The first floor provides access to the family bathroom featuring a three piece suite and three sizeable bedrooms with the principle bedroom boasting an feature fireplace

Outside the property the gardens around this lovely home and can be found predominantly laid to lawn with a host of planted borders, paved patio area with covered pergola, two useful brick built storage outbuildings and offers a good degree of privacy.

### Location

The property is located within the hamlet of Thornby and is just a short drive from the village of Naseby. A range of amenities sit within the local area, including pubs, restaurant and shops in nearby Guilsborough and Welford. Further afield, Market Harborough benefits from several supermarkets, and a wide range of dining and entertainment options.

Thornby offers good transport connections, with major stations with direct train links to London situated in Market Harborough and Northampton. The A14, M1 and the M6 are also only a short drive from the property, offering easy access to all four corners of the UK.

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# SELLER'S SECRET

We have thoroughly enjoyed our time living here and loved bringing the property back to life. The setting is idyllic and you are on the doorstep to many rural walks along with so many amenities close by.



*Why we like it....*

There is so much to like with this stunning period home and must be viewed to be fully appreciated!

## OSCAR JAMES

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*To buy or not to buy....*

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