

12B Rotton Row
Raunds
NN9 6HU

£300,000

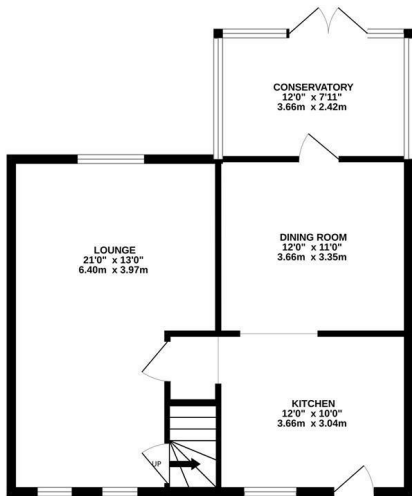


OSCAR JAMES

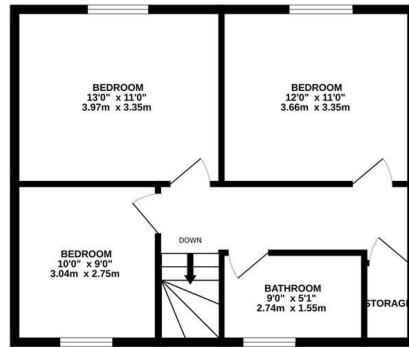
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FLOOR PLANS

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.4 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...



Lounge, Dining Room,
Conservatory/Garden Room



Farmhouse Kitchen



Three Double Bedrooms



Family Bathroom - Stylish
Victorian suite.



Attractive South facing garden with
patio, plants & shrubs.



Designated Parking Space - to the
private road.



WHAT'S GREAT?

Oscar James, are delighted to offer a rare opportunity to purchase this delightful mid 18th century Cottage, offering 3 Double Bedrooms, First floor Bathroom, 3 Reception Areas and garden. Character features include exposed stone internal feature walls, wood/multifuel stove to the lounge, working fireplace to the dining reception room and a pleasant sunroom to the south facing garden.

Located in the popular vibrant Market Town of Raunds and situated in a private road, on the characterful and historic Rotton Row. This wonderfully presented end of terrace home, was previously two cottages, transformed into one.

The cottage is presented in turn key condition, recent improvements include a very recently updated central heating boiler, to maximise efficiency from the gas central heating. Solar panels (under contractual agreement) provide a welcome regular income of approximately £750 per year, paid quarterly.

The property briefly comprises entrance via farmhouse style kitchen, leading to a dual aspect windowed sitting room with wood burner set to exposed stone and enclosed staircasing to the first floor. Adjacent to the farmhouse kitchen, is the spacious dining room with working fireplace and connecting rear facing sunroom giving access to the garden.

Three spacious bedrooms and a stylish Victorian themed family bathroom, completes the first floor accommodation.

The courtyard styled south facing garden, enjoys both paved patio areas and well stocked attractive raised planted areas. The garden provides gated access to the side with shared access - (that we understand is not utilised currently by the neighbouring property) and useful timber store shed.

The property benefits from a designated parking space on this private road.

This wonderful and historic cottage simply must be viewed to be appreciated. Contact Oscar James today, to arrange a viewing.

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SELLER'S SECRET

We've loved living here in our Cottage at Rotton Row. There's a sense of heritage here with origins back to the 18th century.

It's the best of both worlds with all the modern comforts and all the lovely character features you could hope for, in a Market Town setting.



Why we like it....

We understand this beautiful home was once two cottages and the layout works well for a family looking for something different and full of character, with a charm of it's very own.

Contact Oscar James today to arrange an appointment 01933 830 300

To buy or not to buy....

OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |
NN8 4HT
01933 830300
www.oscar-james.com
