



46 Warkton Village, Kettering NN16 9XJ

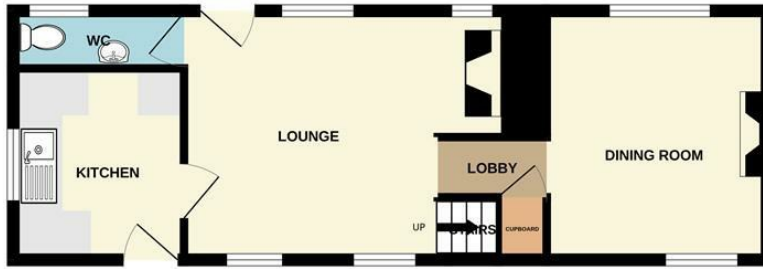
Guide Price £375,000

A charming stone detached grade2 listed cottage set on a wonderful elevated plot with views to the rear over open countryside. and WITH OFF ROAD PARKING FOR SEVERAL VEHICLES. Set back from the road with a good size front garden this property is offered for sale with no upward chain and benefits from a modern kitchen, oil fired central heating, modern bathroom suite and ample off road parking. Having many characteristic features to include exposed beams, oak doors, imposing inglenook fireplace and is well presented throughout. In brief the accommodation comprises lounge with inglenook fireplace and log burner, dining room with inset log burner, kitchen, wc, landing, two bedrooms and bathroom/wc. There is a large enclosed rear garden, good size lawn and a range of outbuildings/stores including a useful utility room. Viewing of this super village cottage is essential. Warkton is ideally located for ease of access to Kettering and Corby, main road links to include the A14,M1 and M6. Main line connection to London St Pancras from Kettering station.

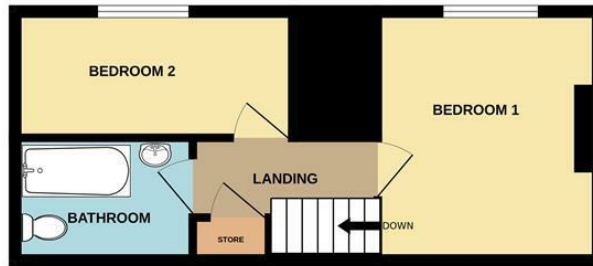
Tenure: Freehold
Energy Rating:
Council Tax Band: E

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GROUND FLOOR



1ST FLOOR



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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- Charming Period Grade 2 Listed Cottage
- Large Plot
- Ample Off Road Parking
- Modern Kitchen And Bathroom
- Many Period Features
- Open Views To The Rear
- Outbuildings
- Separate Reception Rooms
- Two Bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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