



This beautifully presented semi detached stone cottage has been fastidiously restored and seamlessly combines modern living with timeless charm, situated in a highly sought-after conservation area. Tucked away in an idyllic village setting, this semi-detached home provides off-road parking for 2-3 cars and a delightful, low-maintenance south-facing patio garden. The garden, complete with a substantial gazebo, provides an ideal space for entertaining in any weather.

Thoughtfully extended by the current owners, the property harmonizes perfectly with its original stone structure while incorporating modern conveniences, such as heritage double-glazed windows and modern electric heating, including underfloor heating in the living room and shower room. The kitchen features elegant quartz countertops, a full range of integrated appliances, and a utility cupboard to keep the washing machine and tumble dryer out of sight.

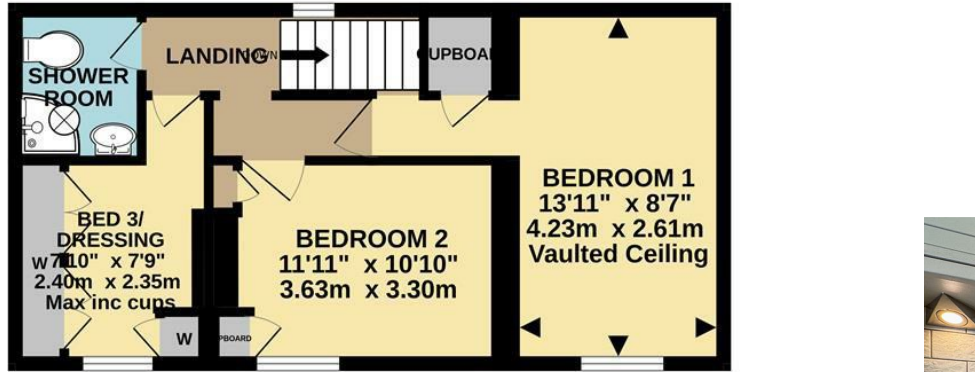
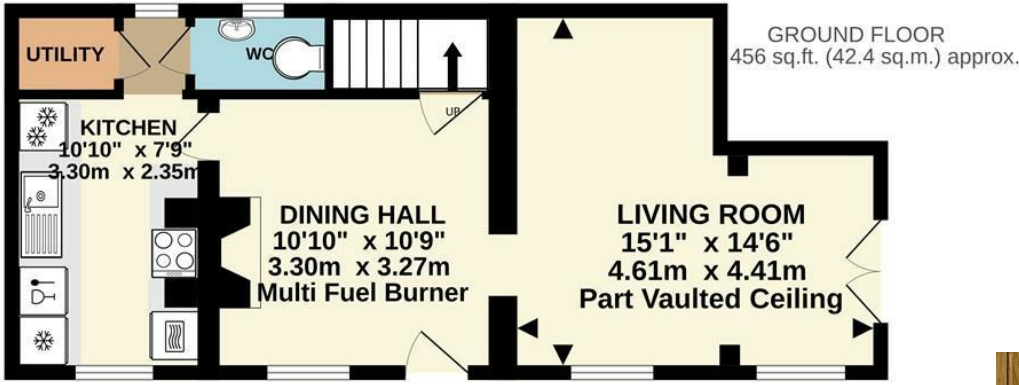
Attention to detail is evident throughout, with period-style toggle light switches on wooden face plates, solid oak internal doors, and engineered oak flooring in the living room and dining hall where there is also a modern multi fuel burner with period fire surround. The loft, accessible via a folding ladder, provides additional clean storage space, and the property also includes a garden studio and storage area.

Nestled in the tranquil conservation village of Grafton Underwood, where the Harper Brook gently flows alongside the main street, this property is surrounded by charming period stone homes, many with thatched roofs. Located off a private drive adjacent to the Pig & Waffle Bistro, this home is easy to find, but only if you know where to look; it is well worth a visit.

**27 Grafton Underwood,
Kettering NN14 3AA
Asking Price £375,000**

**Tenure: Freehold
Energy Rating: E
Council Tax Band: C**

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COTTAGE IN CONSERVATION AREA

TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- Fastidiously restored to seamlessly combine modern living with timeless charm
- Luxury fitted kitchen with quartz counter tops, integrated appliances inc. fridge, freezer, dish washer, double oven, microwave, hob and extractor
- Recent 2 storey stone extension seamlessly blends in, enhanced with heritage double glazed windows to the front elevation
- Thoughtfully landscaped south facing patio garden with substantial gazebo, lighting and power
- Ground floor wc and first floor shower room with wc. Main bedroom with vaulted ceiling
- Quality presentation and fittings throughout. A fantastic home that you could look up and leave while travelling



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