



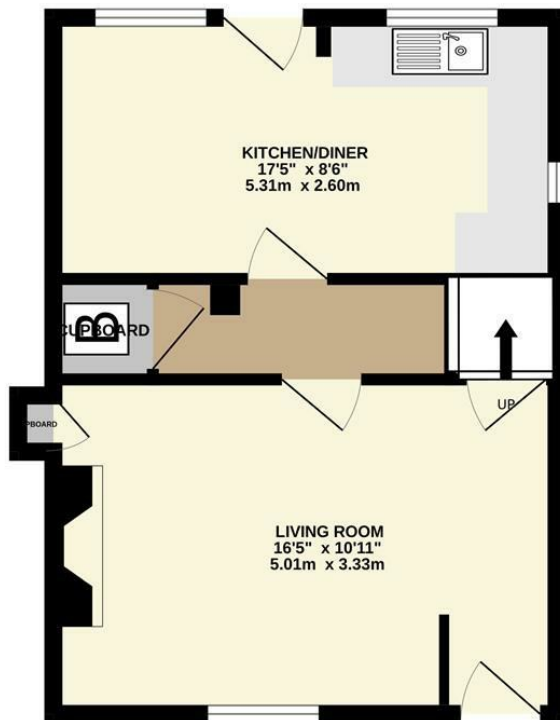
20 Warkton Village, Kettering NN16 9XF Offers In Excess Of £240,000

OFFERED FOR SALE WITH NO UPWARD CHAIN and a wonderful village location! This delightful stone cottage occupies an elevated position with super views over a large front garden and across a field to the village to the church. The property is very well presented and features a modern kitchen/diner with vaulted ceiling and modern first floor shower room, central heating from an electric boiler, double glazing and many character features. Comprises, lounge, kitchen/dining room, landing, two bedrooms and shower/wc. Warkton is a beautiful unspoilt conservation village surrounded by countryside yet only a short drive from Kettering town centre facilities and railway station. Viewing is essential.

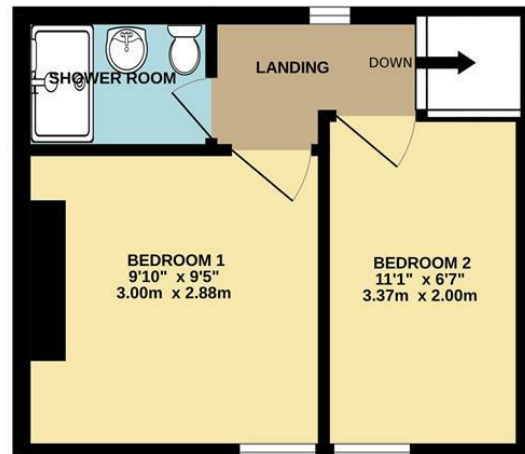
Tenure: Freehold
Energy Rating: F
Council Tax Band: B

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GROUND FLOOR

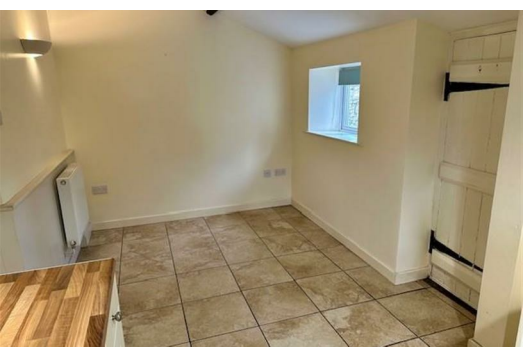
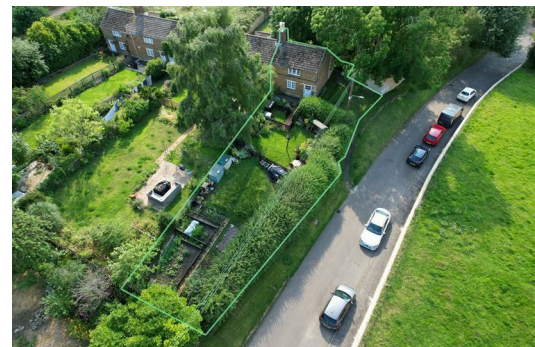
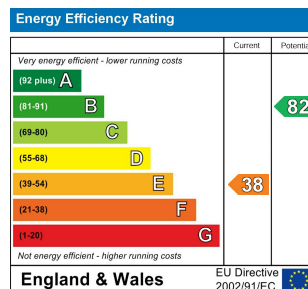


1ST FLOOR



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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- Wonderful Village Location
- No Upward Chain
- Many Character Features
- Large Garden And Super Views
- Two Bedrooms
- Modern Kitchen/Dining Room And Shower Room
- Very Well Presented



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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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