



St. Marys Lane, Warmington

£365,000



A beautiful three-bedroom home that is immaculately presented throughout with neutral decoration and flooring. In 'move-in' condition and with low maintenance gardens, this property also benefits from a downstairs cloakroom, en-suite shower room to the main bedroom, a Juliet balcony to the second bedroom, a garage and a driveway.

This light and spacious property has been lovingly looked after by the current owners and is situated in a quiet cul-de-sac, in the popular village of Warmington, with a lovely view of St Mary's Church across a central green.

The village of Warmington has a fantastic community spirit, a Primary School, shop, popular public house and countryside and riverside walks on the doorstep. Situated just 3 miles from the historic market town of Oundle with individual shops, restaurants, The Stahl Theatre, Yarrow Gallery, Waitrose and sports and fitness centres. Centrally located for connection to the A1 and A14 and a choice of train stations in every direction with access to London St Pancras within an hour.

Tenure: Freehold

All Mains Services Are Connected

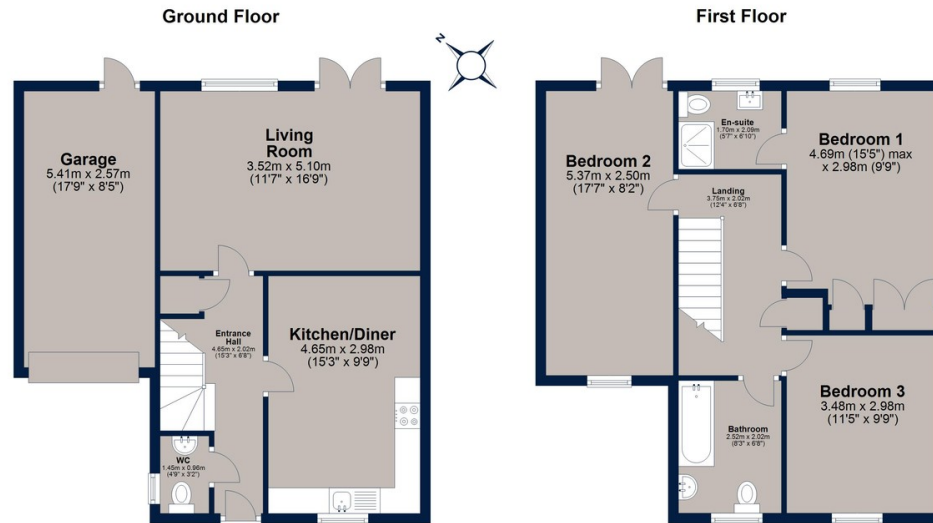
Council Tax: Band D

Management Fees Payable: £500 pa for 2024





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Total area: approx. 113.7 sq. metres (1224.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



A superbly presented three-bedroom home with a downstairs cloakroom, en-suite shower room, garage, and driveway as well as an immaculate garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements