



**Scotts Lane, Wilbarston, LE16 8QW**

Part of  
**ANDREW  
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# Property Description

A truly charming detached cottage of character occupying a delightful backwater setting having the advantages of a good sized garden and double garage with lots of parking, located in the heart of the north east Northamptonshire village of Wilbarston.

Retaining a wealth of individual features including exposed stonework, and a cast iron log burner, this sympathetically modernised cottage is approached via an attractive entrance porch and hallway off which is a recently refitted cloakroom/wc, well appointed dining kitchen with granite working surfaces and cooker range, separate dining room with feature brick fireplace and double doors opening into an inner hallway/study having a glazed pitched roof creating an abundance of natural light. The living room is of excellent size with mock beamed ceiling, cast iron log burner and French double doors leading out to the gardens.

On the upper floor off a central landing are two good sized bedrooms and a well appointed bathroom with four piece suite including a separate shower cubicle.

Beneath the kitchen is a useful cellar providing excellent storage space.

The gardens form a most attractive feature of the property, being of excellent size and attractively landscaped, approached from Scotts Lane via a gated pedestrian access and via Queens Road with a wooden five bar gate opening into an extensive gravelled driveway leading to a detached double garage. The garden includes several seating and patio areas with well stocked flower and shrub beds, timber garden shed and superb summer house with glazed doors opening onto a wooden decked area enjoying a sunny aspect.

PLANNING CONSENT HAS BEEN GRANTED (APPLICAITON NUMBER NK/2022/0268 - VALID 25TH APRIL 2022) FOR A FIRST FLOOR EXTENSION. A COPY OF THE PLANS ARE AVAILABLE FROM KETTERING BOROUGH COUNCIL WEBSITE.







## Key Features

- Charming detached period cottage
- Wealth of period features
- Heart of village
- 3 reception rooms
- Dining kitchen
- Cellar and cloakroom/wc
- 2 double bedrooms and bathroom
- Detached double garage
- Delightful gardens and summer house
- Planning consent for 2 more first floor bedrooms

**Offers Over  
£520,000**



## LOCATION

The picturesque village of Wilbarston lies on the edge of the Welland Valley, and has a public house, primary school and shop/post office/cafe. More comprehensive shopping and supermarket facilities are available in the nearby towns of Market Harborough and Corby. Market Harborough has a host of restaurants and bars, professional services, independent boutiques, a leisure centre and theatre. Market Harborough also has mainline rail services to London St Pancras.

## ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, some double glazing and a radon extraction system, the charming interior comprises:

### ENTRANCE PORCH

### ENTRANCE HALL

### CLOAKROOM/WC

Recently refitted.

### DINING KITCHEN

A modern yet rustic country kitchen with an extensive range of base and wall cupboards, granite working surfaces and cooker range.

### DINING ROOM

With feature brick fireplace, double doors through to:

### STUDY/INNER HALLWAY

With double glazed pitched roof creating an abundance of natural light, double glazed window overlooking the garden and tiled floor.

### LIVING ROOM

With mock beams, cast iron burner, double glazed window and French double doors leading out to the gardens.

### USEFUL CELLAR

Approached via a trap door within the entrance hall.

## FIRST FLOOR

### BEDROOM ONE

A spacious double bedroom with window overlooking the gardens, feature fireplace, built-in storage areas and access to loft space via hatch.

### BEDROOM TWO

A good sized bedroom with built-in storage.







## BATHROOM

A four piece suite comprising spa bath, separate shower cubicle, wash hand basin and low flush wc.

## OUTSIDE

Timber summer house with double doors opening onto a wooden decked area.

## DOUBLE GARAGE

With double doors, side access door.

Extensive gravelled driveway to front approached via a wooden five bar gate from Queens Road. There is also a charming gated pedestrian access from Scotts Lane. The gardens are beautifully laid out with several seating areas, flower and shrub borders, timber garden shed.

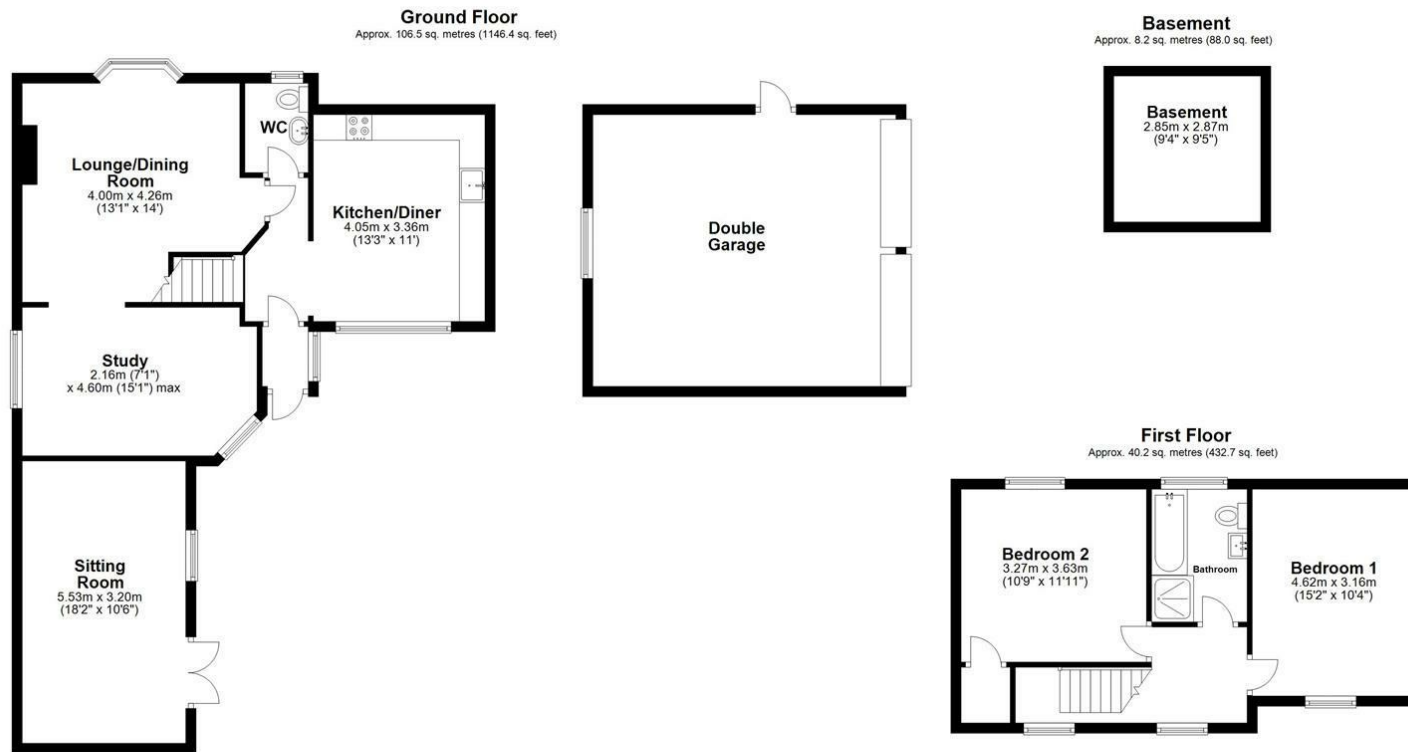








# Floorplan



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority  
Kettering

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315

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