



Back Lane, Little Addington

£425,000

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A rare opportunity to acquire this exquisite four-bedroom detached cottage, nestled away on Back Lane in one of Northamptonshire's most sought-after countryside villages.

Having been tastefully enhanced by the current owners to a high standard, the ground floor accommodation now comprises a large entrance hall, utility room, a re-fitted 19ft kitchen/dining room and contemporary style bathroom, living room, and two double bedrooms on the ground floor - which are used by the current owners as a study and a gym room. On the first floor, you will find a further two double bedrooms and family bathroom. Outside, there are two off-road parking spaces to the side, and an enclosed private garden to the rear.

Little Addington is a beautiful countryside village in Northamptonshire, offering a variety of beautiful countryside walks and well-renowned village pubs. There is also a great primary school in the next village, and the A45, A6 and A14 are all within easy access. The property also benefits from 1GB Fibre Broadband.





Kitchen/Dining Room

7'6" x 19'7" (2.29m x 5.96m)

A beautifully re-fitted kitchen with a centre lantern skylight allowing an abundance of natural light to occupy the room, an exposed feature stone wall, travertine floor tiling, infrared panels, a wide range of wall and base units providing work surfaces, double built-in Bosch oven, single drainer sink unit, integrated dishwasher, electric Samsung hob with extractor over, eight down-lighters, space for a large fridge/freezer, pull out larder cupboard and twin uPVC French doors to the rear garden.

Living Room

13'2" x 12'7" (4.00m x 3.83m)

Window to front aspect, built-in cupboards, fireplace with wood burner, wall-mounted electric panel heater, two wall lights and door to the understairs storage cupboard.

Ground Floor Bathroom

A charming re-fitted suite with a contemporary vanity sink unit, low-level W.C., extractor fan, heated ladder towel rail, walk-in shower with rainfall shower overhead and glass door, window to side aspect, electric underfloor heating, a free standing bath, door to airing cupboard.





Inner Hallway

Window to rear aspect, wall-mounted electric panel heater, two downlighters, staircase to first floor, further door through to the end of the inner hall, fitted shelf units and loft hatch. The loft is insulated and part boarded.

Stairs and Landing

Exposed feature stone wall, fire alarm, window to front, and wall-mounted electric panel heater.

Bedroom One

17'9" x 11'9" (5.40m x 3.57m)

An abundantly bright room with high painted beamed ceilings, two windows, two double built-in wardrobes, six down-lighters, wall-mounted electric panel heater.



Bedroom Two

8'9" x 15'11" max. (2.67m x 4.85m max.)

Once again a lovely light-filled room with two windows to the rear aspect, loft hatch and wood-beamed ceiling, fitted desk and built-in wardrobe/storage, wall-mounted electric panel heater.

First Floor Shower Room

Window to front aspect, low-level W.C., pedestal wash hand basin, shower cubicle with glass sliding doors, rainfall shower head and separate hand held shower head, extractor fan, two down-lighters, ceramic wall tiling and chrome ladder towel rail.

Bedroom Three

7'5" x 11'10" (2.25m x 3.62m)

Currently used as a study room with a window to front aspect, attractive fitted shelving units and an exposed feature stone wall.



Bedroom Four

10'2" x 10'11" (3.10m x 3.32m)

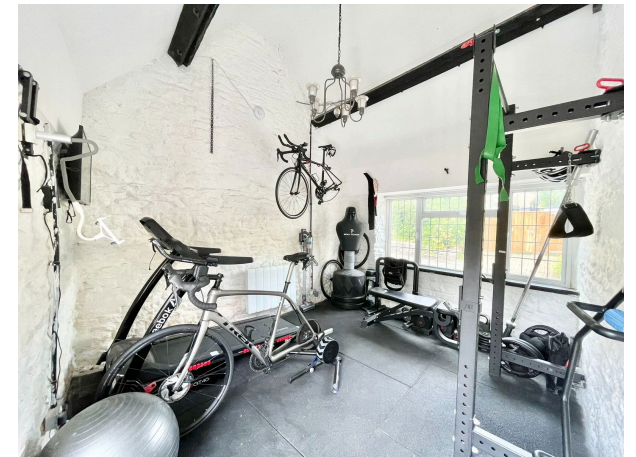
Currently used as a gym with a window to front aspect, wall-mounted electric panel heater, high wood-beamed ceiling and door to the rear garden.

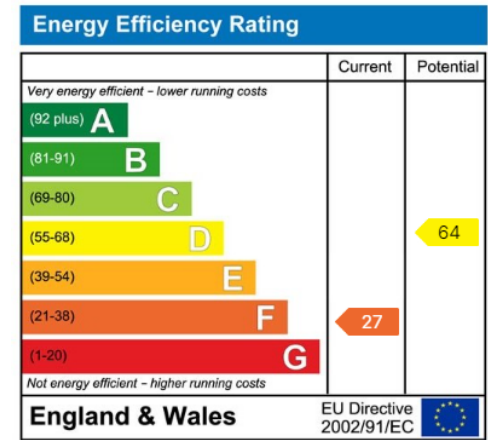
Front Garden

Off-road parking for two cars to the side of the property, fence and brick wall enclosed, plant and shrub borders, log store and outdoor tap.

Rear garden

A private and fully fence-enclosed rear garden comprising a patio and artificial lawn area, stone steps leading up to the wooden decking, summer shed, and raised stone borders with attractive planted greenery.





IMPORTANT: Natasha Bryony The Estate Agent for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony The Estate Agent has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/bank statement. Thank you for your cooperation.

Council Tax Band

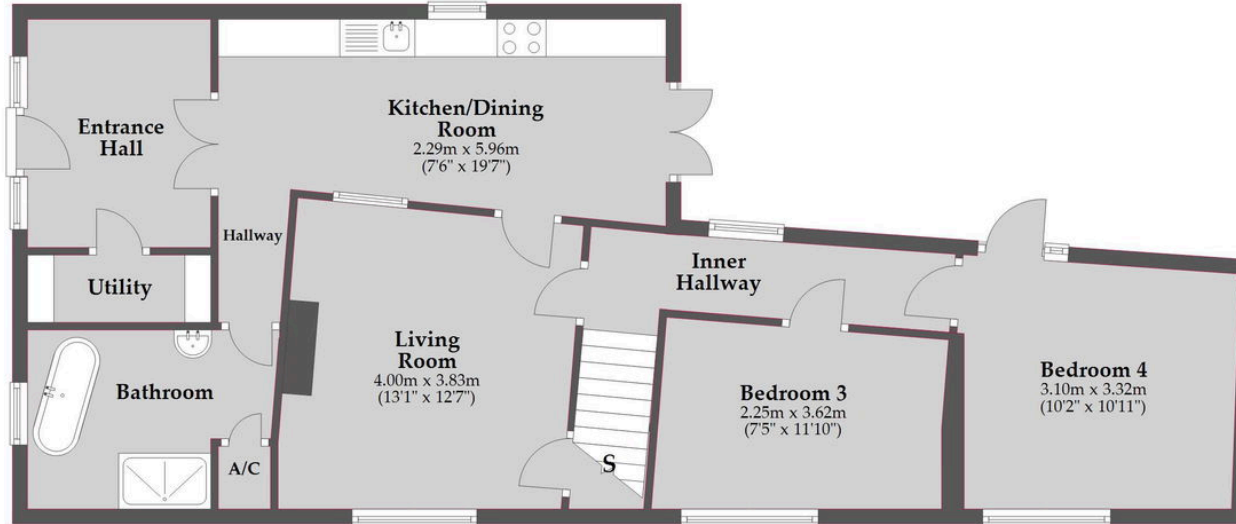
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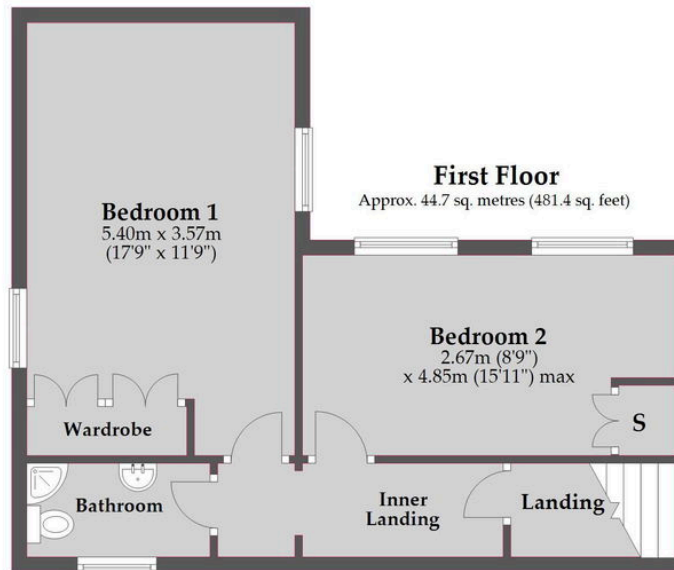
Ground Floor

Approx. 81.2 sq. metres (874.1 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 125.9 sq. metres (1355.5 sq. feet)