



Earls Barton Road
Great Doddington, Wellingborough

**JACKSON
GRUNDY** | *The
Village
Agency*



Earls Barton Road
Great Doddington, Wellingborough, NN29 7TA

TOTAL AREA: APPROX. 189.52 SQ. METRES (2040 SQ. FEET)

MIDSUMMER COTTAGE IS A CHARMING AND BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME LOCATED IN THE EVER-POPULAR AND WELL-SERVED VILLAGE OF GREAT DODDINGTON

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN / DINING ROOM
- UTILITY ROOM
- GARDEN ROOM

OUTSIDE

- FRONT GARDEN
- PARKING
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM

£575,000 Freehold





THE PROPERTY

Midsummer Cottage is a charming and beautifully presented four-bedroom detached family home located in the ever-popular and well-served village of Great Doddington.

Upon entering the spacious hallway, you'll find access to nearly all the main rooms, including a convenient cloakroom. The large and bright sitting room boasts multiple windows and a cosy gas fireplace, perfect for relaxing. Adjacent is a bespoke Neville Johnson study, complete with a fitted desk, cupboards, and shelving - ideal for working from home or study.

The kitchen/dining room is well-appointed with a fitted double oven, dishwasher, fridge, and freezer. At the rear, a stable door opens out to the garden, while a sliding door leads into the utility room, featuring space and plumbing for white goods, fitted units, and a stainless steel sink. Just around the corner is a delightful garden room with fantastic vaulted ceilings, garden views, and French doors opening onto a sunny patio area.

Upstairs, the principal bedroom overlooks the countryside and benefits from a large en-suite bathroom. Bedrooms two and three are generous doubles overlooking the garden, with the fourth bedroom also offering double accommodation. These bedrooms share access to a family shower room. The large loft space is boarded for storage.

Outside, the front garden is raised with a stone wall embankment and a variety of cottage garden plants. A long driveway provides ample off-road parking for two vehicles, alongside a pedestrian gate to the rear garden. The peaceful and private rear garden is full of mature plants such as roses, philadelphus, foxgloves, honeysuckle, and clematis. A secluded patio area is perfect for entertaining, while a raised lawn tier benefits from two garden sheds.

EPC Rating TBC. Council Tax Band F.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

The picturesque village of Great Doddington is located 3 miles from Wellingborough and some 12 miles from Northampton. It is a classic hilltop settlement overlooking Nene Valley and offers spectacular views from several vantage points within the village. The centre is designated a conservation area with a significant number of older traditional properties and converted outbuildings and there is a thriving community of all ages. Along with The Stags Head, a social club, village stores and hairdressers, there is a well supported primary school and pre-school. The nearest secondary schools are located in Wellingborough. Positioned close to the A45 ring road, there are good transportation links with Wellingborough, which offers a mainline train station with services to London St Pancras International and Nottingham.

IMPORTANT NOTICE

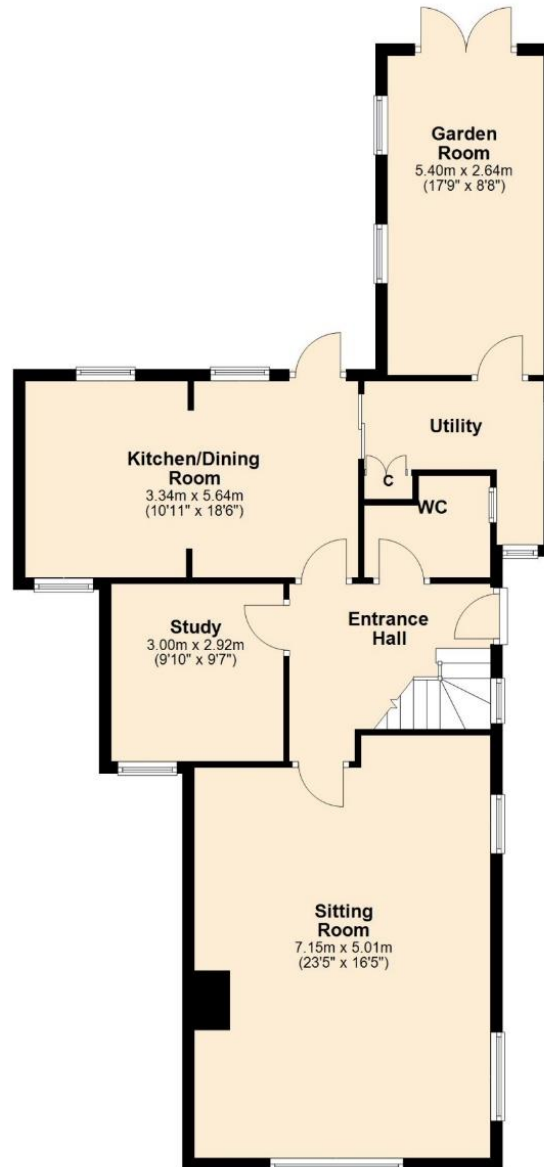
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 189.52 SQ. METRES (2040 SQ. FEET)

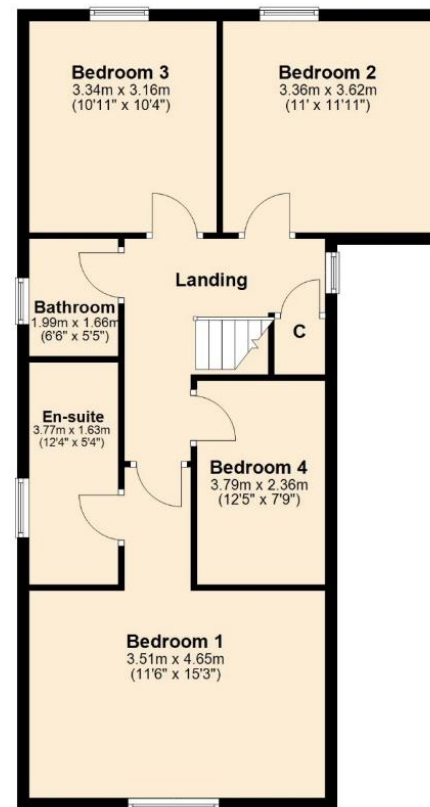
Ground Floor

Approx. 97.4 sq. metres (1048.7 sq. feet)



First Floor

Approx. 92.2 sq. metres (991.9 sq. feet)





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