







### Property Description

The home has been meticulously maintained creating a contemporary and seamless flow throughout. The ground floor accommodation is designed for both scale and everyday family life, comprising a welcoming entrance hall, essential cloakroom/WC, and a light-filled sitting room. The heart of the home is the refitted Kitchen/Breakfast Room, offering a modern preparation space, complemented by a separate formal dining room which opens beautifully into a bright conservatory – perfect for entertaining or relaxing all year round.

The first floor provides five well-proportioned, generous size bedrooms. The Master Bedroom stands out, featuring a dedicated dressing area and a newly refitted contemporary ensuite shower room, offering a private sanctuary away from the main family quarters. A further refitted three-piece family bathroom serves the remaining bedrooms.

The most unique selling point is the direct adjacency to the River Nene. The property benefits from a superb, secluded decking area and a lower private deck, perfect for enjoying the local wildlife, offering peaceful relaxation, or even as a dedicated fishing deck.

Practical features include a block-paved driveway providing ample off-road parking leading to a large double garage (with convenient access from the rear). The garden can also be accessed externally from both sides of the property.

### Entrance Hall

Enter via double glazed door to the front aspect. Understairs storage cupboard. Wall mounted radiator.

### Cloakroom

Double glazed window to the front aspect. Wash hand basin and low level WC. Towel rail.

### Lounge

27' max x 13' 1" ( 8.23m max x 3.99m )  
Double glazed sliding doors to the rear aspect. Gas fireplace. Double glazed bay window to the front aspect. Two wall mounted radiators.

### Dining Room

10' 10" x 9' ( 3.30m x 2.74m )  
Open plan to the conservatory. Wall mounted radiator.

### Kitchen

9' 5" x 21' 9" ( 2.87m x 6.63m )  
Wall and bas units. Sink and drainer unit. Integrated fridge-freezer, dishwasher and washing machine. Space for range style cooker. Wall mounted radiator. Boiler. Wall mounted radiator. Double glazed window to the front aspect. Double glazed french doors to the rear aspect.

### Conservatory

8' 9" x 12' 1" ( 2.67m x 3.68m )  
Brick and double glazed. Wall mounted radiator.

## Landing

Wall mounted radiator. Storage cupboard housing tank system.

## Bedroom One

12' 5" x 17' 5" max ( 3.78m x 5.31m max )

Double glazed window to the front aspect. Wall mounted radiator. Built in wardrobes. Walk in wardrobes space.

## En Suite

Shower cubicle, wash hand basin and low level WC. Towel rail radiator. Double glazed window to the front aspect.

## Bedroom Two

9' 11" x 10' 11" ( 3.02m x 3.33m )

Double glazed window to the rear aspect. Built in wardrobes.

## Bedroom Three

11' 8" x 9' 9" ( 3.56m x 2.97m )

Double glazed window to the front aspect. Built in wardrobes. Wall mounted radiator.

## Bedroom Four

9' 8" x 7' 10" ( 2.95m x 2.39m )

Double glazed window to the rear aspect. Wall mounted radiator.

## Bedroom Five

7' 7" x 7' 3" ( 2.31m x 2.21m )

Double glazed window to the rear aspect. Wall mounted radiator.

## Bathroom

Bath, wash hand basin and low level WC. Towel rail. Double glazed window to the rear aspect.

## Outside

## Garage

18' 10" x 18' 5" ( 5.74m x 5.61m )















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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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