



**Connells**

Lower Street  
Pury End Towcester



## Property Description

Welcome to Lavender Cottage, this charming three-bedroom stone-built cottage is ideally located in the peaceful village of Pury End, with countryside views to the front. This property benefits from several character features such as the exposed stonework and the inglenook fireplace. Reputed to date back to the 1850s, this home is ideal for those who want to own a piece of character in the Northamptonshire Countryside.

Accommodation comprises entrance porch, living room, kitchen, dining room, downstairs wc, first floor landing, three bedrooms and a family bathroom. Outside the property there is a quaint courtyard garden that leads onto a larger garden to the rear.

## Entrance Porch

Enter via a wooden front door which is to the front elevation and opaque window to either side. Further door to the living room.

## Living Room

18' 11" max x 11' 2" max ( 5.77m max x 3.40m max )

Two double glazed windows to the front elevation. Feature Inglenook fireplace with exposed stone surround and wood burning stove. Wall mounted radiator, door providing access to the stairs that lead up to the first floor landing and connecting door to the inner hallway.

## Inner Hallway

Doors lead off to the downstairs cloakroom, kitchen and dining room. Under stairs cupboard.

## Cloakroom

Two-piece suite to include low level flush w.c, wash-hand basin and wall mounted heated towel rail.

## Kitchen

26' 7" max x 8' 4" max ( 8.10m max x 2.54m max )

Refitted kitchen with a range of wall and base level units. Butler sink set below butcher's block work surfaces with complimentary splash backs. Integrated appliances comprise double oven and four ring hob with extractor hood over. Plumbing for washing machine and dishwasher, and space for a tumble dryer. Recessed spotlights to ceiling and chrome heated towel rail. Double glazed window to side and rear elevations, and door to rear elevation providing access the courtyard.

## Dining Room / Home Office

11' 9" x 9' 9" ( 3.58m x 2.97m )

Work from home office/dining room with double glazed window to the rear elevation and wall mounted radiator.

## First Floor Landing

Stairs rise from the living room. Doors lead off to three bedrooms and family shower room

## Master Bedroom

11' 4" x 8' 10" ( 3.45m x 2.69m )

Exposed wooden flooring, double glazed window to the front elevation and wall mounted radiator.

## Bedroom 2

10' 4" x 9' 10" ( 3.15m x 3.00m )

Exposed wooden flooring, double glazed window to the front elevation, wall mounted radiator and feature fireplace.

## Bedroom 3

12' x 4' 10" ( 3.66m x 1.47m )

Exposed wooden flooring, double glazed window to the rear elevation and wall mounted radiator.

## Shower Room

Three-piece suite to include shower cubicle, low level flush w.c, pedestal wash-hand basin and tiling to splash back areas. Double glazed Skylight window, heated towel rail and built-in storage.

## Outside

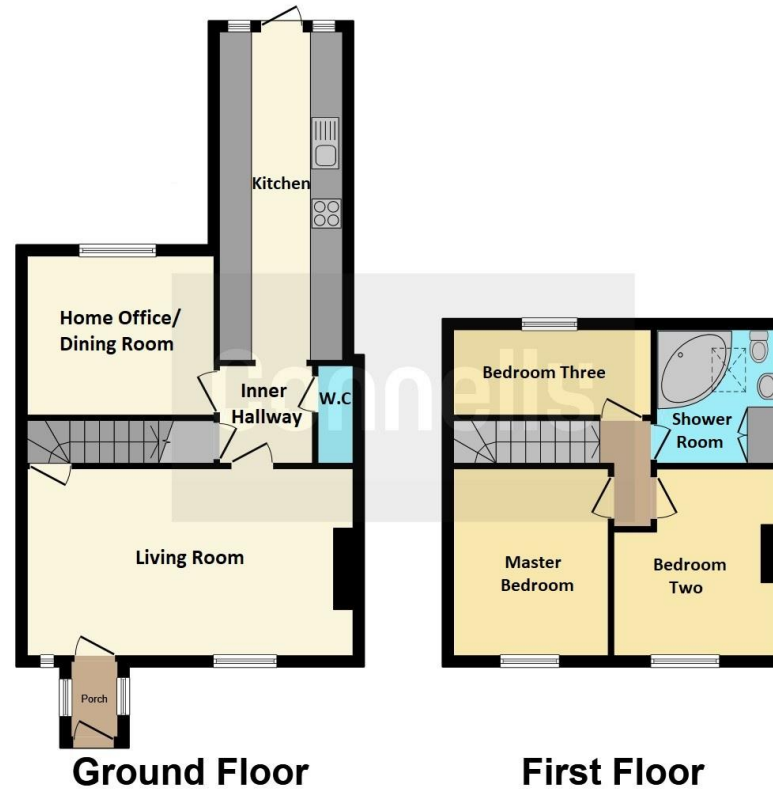
## Gardens

Courtyard area directly behind the property which is laid to pavement slabs and is ideal to entertaining and alfresco dining. Access by a shared pathway that leads to the main garden which is mainly laid to lawn and with retaining hedging, and has storage shed.









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**EPC Rating: D**

Tenure: Freehold

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