



HOWKINS &  
HARRISON

30 Mill Lane, Kislingbury, Northamptonshire, NN7 4BD

Guide Price £285,000



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A charming end of terrace cottage, occupying a quiet backwater position in the sought after village of Kislingbury.

### Ground Floor

The sitting room is entered through a modern UPVC composite front door and features a period cast iron fireplace with shelving and cupboard to one side, wood effect flooring which continues into the dining room where there is a useful understairs cupboard. The kitchen has a range of modern cabinets, working surfaces incorporating a sink unit, gas hob, double oven, plumbing for washing machine, an "ideal" combination gas fired boiler and door to a useful boot room which leads onto the rear garden.

### First Floor

The first floor boasts two double bedrooms both with built in cupboards, a period fireplace to one bedroom and feature wall panelling to the other. A stylish refitted bathroom has a roll top bath, shower cubicle, wash hand basin, WC and attractive modern tiling.

### Outside

The front garden is enclosed by a brick built boundary wall with gated side access shared with the three other cottages in the row, leading to the rear garden which is mainly lawned with raised beds, a paved patio as well as a further blocked paved seating area and two brick built stores.

### Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

### Fixtures and Fittings

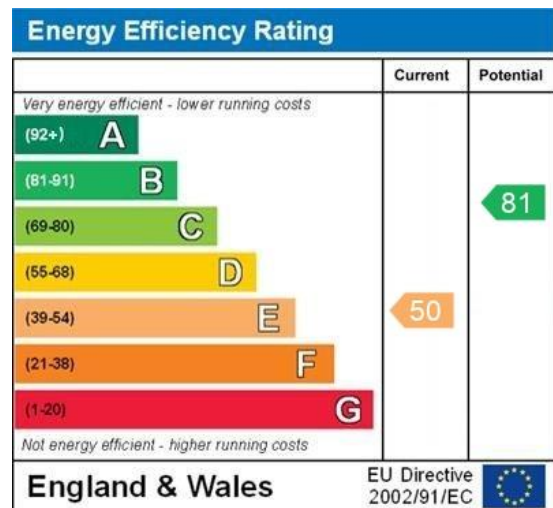
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### Local Authority

West Northamptonshire Council. Tel: 0300-1267000  
Council Tax Band- C



### Howkins & Harrison

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