



3 Woodbine Cottages, Northall, Walgrave, Northampton, NN6 9QD

HOWKINS &
HARRISON

3 Woodbine Cottages, Northall,
Walgrave, Northampton, NN6 9QD

Guide Price £340,000

A charming brick built Victorian village cottage extended and improved by its current owners, nestled in the heart of the highly regarded village of Walgrave.

Features

- Charming cottage
- Quiet no through lane position
- Lounge/dining room
- Kitchen & breakfast room
- Utility & cloakroom
- Three bedrooms
- Refitted bathroom
- Garage & gardens



Location

The thriving village of Walgrave is located approximately 8 miles in a north easterly direction from Northampton. In the village there is a highly regarded primary school with secondary education available at Moulton and Bishop Stopford in Kettering. There is the Royal Oak Public House, pocket park, St Peter's church and Baptist chapel. Village hall, playing fields, Acorn Centre riding school and stables and Manvell Farm tea rooms on the outskirts. Pitsford Water is close-by with its fishing, water sports, cycling and walks.

The location is also well placed for communication links with access to the A14 (A1/M1/M6 link road) within a short distance and the pretty town of Market Harborough being a twenty minute drive. There is a train service into London Euston and St Pancras from either Northampton, Kettering or Wellingborough.



Ground Floor

The accommodation is entered through a modern composite door into the hall, with an attractive quarry tiled floor and stairs rising to the first floor. The lounge/dining room features two fireplaces and uPVC French doors leading onto the gardens. The breakfast room area is an extension that seamlessly connects with the kitchen which comes with a range of modern cabinets and butchers block wooden working surfaces incorporating a deep sink, dishwasher, space for upstanding fridge/freezer, point and space for range style cooker, useful understairs cupboard, composite stable door to rear courtyard garden and gas fired boiler. The utility room has matching cabinets, working surfaces and space for washing machine and dryer. Close by is the cloakroom with wash hand basin and WC.

First Floor

The first floor has three bedrooms and a recently refitted bathroom suite.

Outside

The lawned gardens with established planting are to the front of the property which has a path down to the lane where the single garage can be found. There is also a rear courtyard area that is accessed via a rear footpath which serves the row of cottages.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

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.

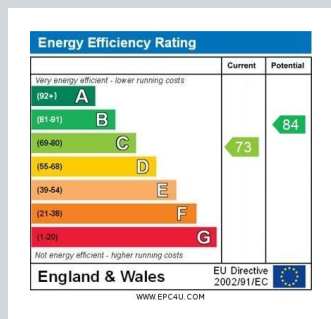
Services

None of the 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. Daventry Area
Tel:0300-1267000.

Council Tax Band- C

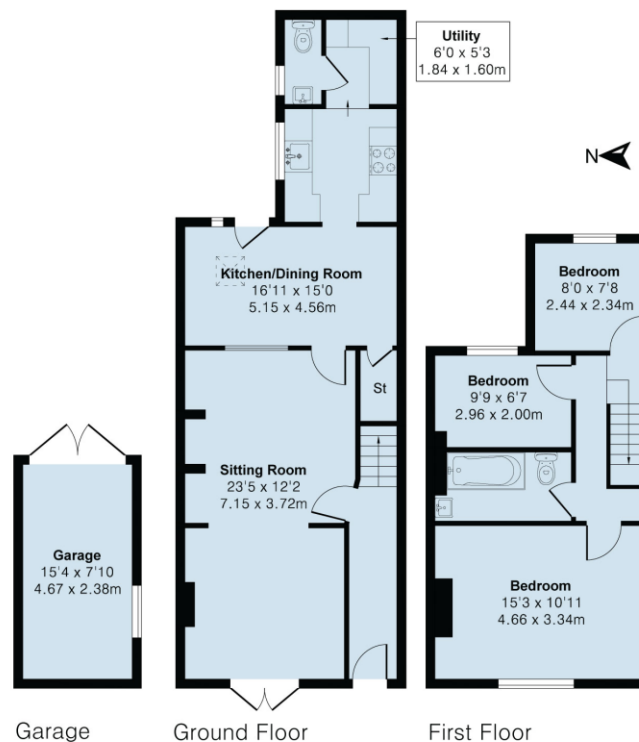


Approximate Gross Internal Area 1019 sq ft - 94 sq m (Excluding Garage)

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 413 sq ft – 38 sq m

Garage Area 120 sq ft – 11 sq m



Howkins & Harrison

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