



Post Cottage School Lane, Scaldwell, Northampton, NN6 9LD

Guide Price £595,000

A charming and beautifully presented detached cottage situated in a pleasant backwater position in the sought after village of Scaldwell with three double bedrooms and en-suite to master, two reception rooms both with feature fireplaces, fitted kitchen/breakfast room, charming gardens and detached garden room/workshop.

14 Bridge Street, Northampton, Northamptonshire NN1 1NW

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

The thriving village of Scaldwell lies some 8 miles north of Northampton, off the A508, Market Harborough Road and approximately 2 miles from the village of Brixworth where there are numerous amenities. Pitsford Water is close by where there is sailing, fishing, cycling and waterside walks. There is a wide variety of village based social activities revolving round the village hall and social club. There is also a village church, two tennis courts, fantastic and well used playing field with childrens play area.

ACCOMMODATION

The cottage is entered through a canopied oak framed porch into the kitchen/breakfast room which has a range of cream fronted cabinets, granite working surfaces which incorporate a sink unit, gas hob with extractor hood over, double oven, microwave, dishwasher, washing machine and stable style door to the rear of the property.

The dining room has a feature cast iron fireplace, exposed ceiling beam and overlooks the garden as do all of the rooms. The sitting room also has a feature fireplace with burner and exposed beams.

The inner hall from the dining room has a stylish refitted cloakroom and stairs that rise to the first floor accommodation where there are three double bedrooms with en-suite to master and a family bathroom.

OUTSIDE

Outside, a set of heavy timber gates give access to a block paved driveway providing off road parking where there is a lawned garden retained by a low stone built wall and established planting. A detached double garage/workshop which is currently being utilised as an office space with plenty of storage and a step ladder leading to further roof storage.

LOCAL AUTHORITY

West Northamptonshire Council, Daventry Area - Tel 0300-1267000

COUNCIL TAX

Council Tax Band - E

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 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.

FLOORPLAN

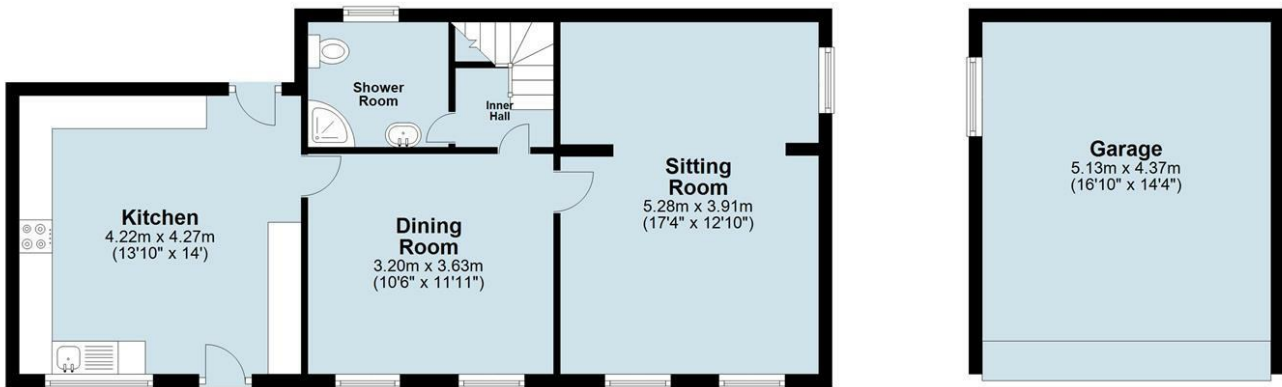
Howkins & Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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