



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

HOWKINS &
HARRISON

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School Lane, Scaldwell,
Northamptonshire, 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, en-suite to master, two reception rooms both with feature fireplaces, fitted kitchen/breakfast room, charming gardens and detached garden room/workshop.

Features

- Charming detached character cottage
- Sitting room & dining room with fireplaces
- Fitted kitchen/breakfast room with granite work tops
- Three double bedrooms with en-suite to master
- Refitted cloakroom
- Family bathroom
- Recently replaced double glazed windows
- Charming south westerly garden
- Detached garden room/workshop
- Charming village location where community spirit truly thrives



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 children's play area.



Accommodation

The cottage is entered through an oak framed canopied 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, 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 garden room/workshop which is currently being utilised as an office space with plenty of storage and a step ladder leading to further roof storage.

Viewing

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

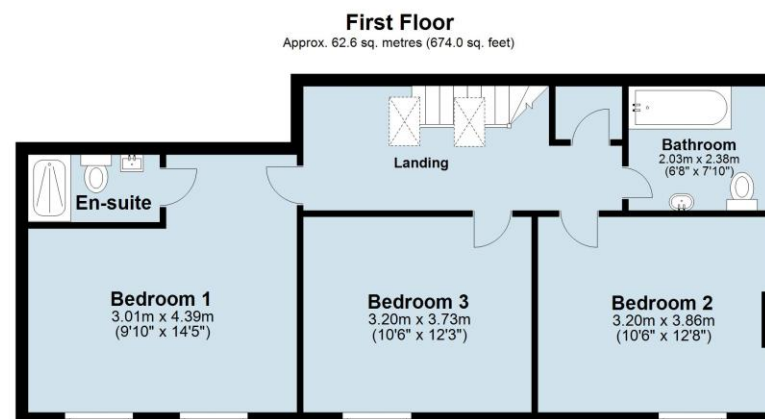
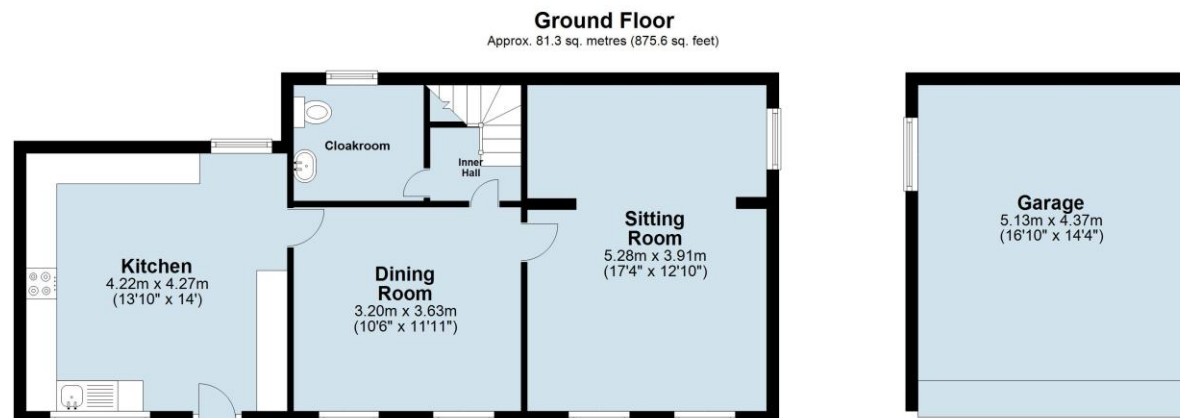
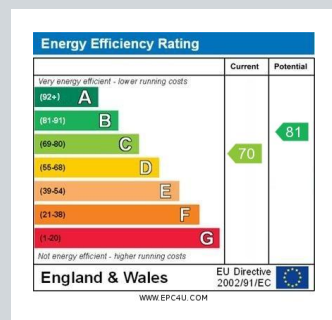
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- E



Total area: approx. 144.0 sq. metres (1549.6 sq. feet)

Howkins & Harrison

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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.



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