



Cold Ashby Road, Guilsborough Northampton NN6 8QN

welcome to

Cold Ashby Road, Guilsborough Northampton

Set in the picturesque village of Guilsborough benefiting from local amenities to include a village store/Post Office, Church, Public House, Doctors Surgery and Village Hall. Education is catered for with the Guilsborough CE Primary School and the Guilsborough Academy secondary School.



Entrance Hall

Entered via a solid wood door with leaded window to the front aspect, stairs rising to first floor landing and doors leading to:

Cloakroom

Suite comprising wash hand basin, Victorian style high system WC and slate flooring.

Lounge

17' 6" x 12' 8" (5.33m x 3.86m)

This beautifully renovated room is bright and airy and features two double glazed sash windows to the front aspect, multi fuel burner with exposed oak decorative lintel, radiator, wood plank effect ceramic flooring, radiator and double glazed patio doors to the rear aspect.

Dining Room

12' 9" x 9' 8" (3.89m x 2.95m)

Multi fuel burner, under stairs storage, slate flooring and double glazed sash window to the front aspect.

Snug

13' 1" x 7' 7" (3.99m x 2.31m)

Double glazed sash window to the front aspect, natural slate flooring, single glazed door to the kitchen and door to utility room.

Kitchen

18' 4" x 5' 8" (5.59m x 1.73m)

Fitted kitchen comprising wall and base units with work surfaces over with inset sink and drainer, double oven, induction hob with cooker hood over, space for American fridge/ freezer, radiator, double glazed window to the rear aspect and double glazed French doors to the side aspect.

Utility Room

8' 8" x 8' 7" max (2.64m x 2.62m max)

Double glazed window to the rear aspect, base units with Belfast sink, plumbing for washing machine, space for tumble dryer and access to loft space.

First Floor Landing

Stairs rising to second floor landing and doors to:

Bedroom Two

12' 8" x 7' 8" (3.86m x 2.34m)

Double glazed window to the front aspect, walk in wardrobe with inset light, radiator and door to en suite.

En Suite

Suite comprising shower enclosure, wash hand basin and WC.

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m)

Double glazed window to the front aspect and built in wardrobe.

Bathroom

Four piece suite comprising roll top bath, shower cubicle, vanity wash hand basin, WC and tiling to splashback areas.

Bedroom One

21' 8" x 14' 3" (6.60m x 4.34m)

A real centre piece master bedroom with vaulted ceiling and comprising of a double glazed sash window to the side aspect, two double glazed windows to the front and rear aspect, period timber flooring and radiator.

Externally

Rear Garden

A pretty cottage garden with a wraparound block paved driveway and patio leading to a lawned area surrounded by mature beds, borders and hedgerow and offering views over open fields. There is also a garden shed, greenhouse and wood store and the added benefit of outside lighting.



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Cold Ashby Road, Guilsborough Northampton

- Village Location
- Countryside Views
- Renovated Throughout
- Three Double Bedrooms
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KIN108431 - 0002

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