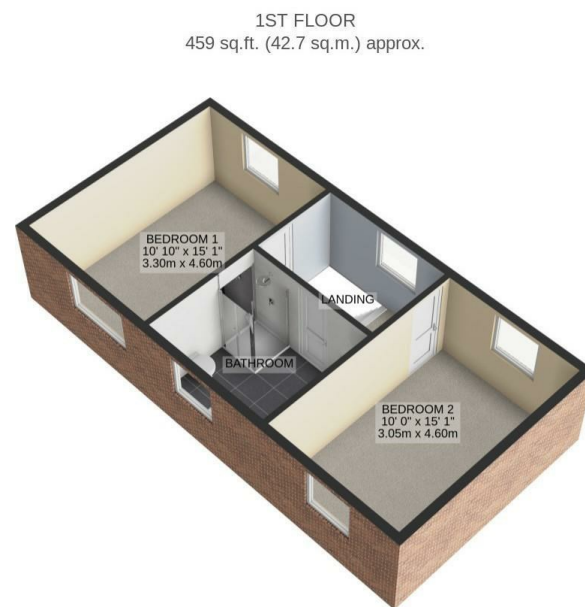
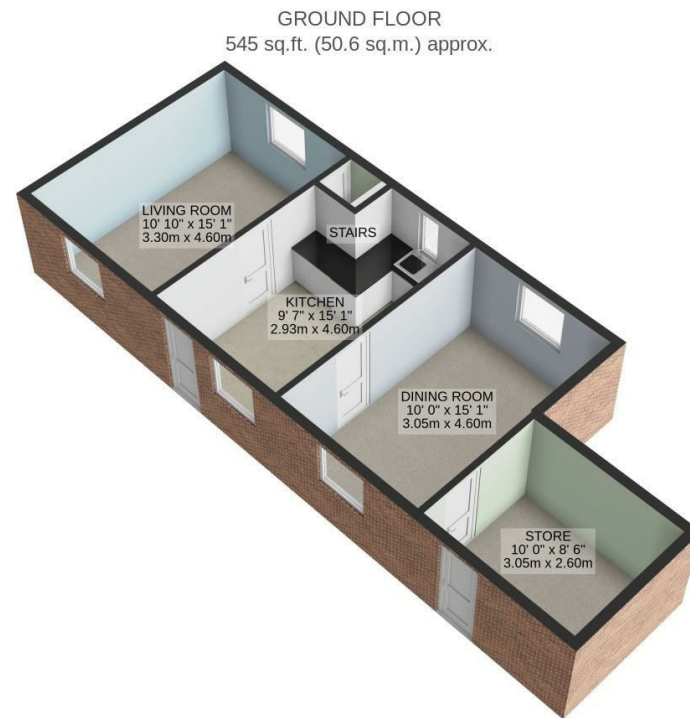


## Cross Lane, Aldwincle NN14 3EG



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.



## Cross Lane, Aldwincle NN14 3EG

- TWO DOUBLE bedrooms
- DETACHED Cottage
- beautiful Setting
- NO CHAIN
- Many updates and recent improvements undertaken

PRICE  
**£299,990**  
OFFERS IN EXCESS  
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Offered with NO CHAIN is this extended TWO DOUBLE BEDROOM Stone and brick Double fronted DETACHED COTTAGE with front court and sizeable South aspect rear garden as well as potential vehicle access via side gates. The property is double glazed and heated via free standing electric heaters. Entrance into Newly fitted Kitchen giving access to Two reception rooms, side porchway and W.C. Landing to the TWO DOUBLE bedrooms and newly fitted Bath & Shower room.

Aldwincle (sometimes Aldwinkle or Aldwinckle) is a village and civil parish in North Northamptonshire, with a population at the time of the 2011 census of 322.[1] It stands by a bend in the River Nene, 4 miles (6.4 km) to the north of Thrapston. The name of the village means 'Ealda's nook'

**ENTRANCE**

Via timber panelled door into Kitchen

**KITCHEN**

11'8" x 9'8" max (3.58m x 2.95m max )  
L-Shaped kitchen area offering a comprehensive range of newly fitted high and base level cupboard units with drawer space and work tops, built in oven, four ring induction hob and extractor, as well as appliance space to include plumbing for automatic washing machine and area for tall fridge/freezer, two sealed double glazed windows to both front and rear, glazed timber doors to Two Separate Reception Rooms

**LOUNGE/SITTING ROOM**

11'11" plus bay x 10'11" (3.64m plus bay x 3.34m)  
Having dual aspect windows to front and rear, two display alcoves, wood fire surround housing an electric flame effect fire and panelled door to stair way raising to first floor landing

**SEPARATE DINING ROOM**

12'8" x 8'7" min (3.87m x 2.63m min)  
Having tiled floor and double glazed windows to front and rear, display alcove, mock stone effect fireplace housing an electric fire and door to Outer Side Porch

**OUTER SIDE PORCH**

Having panelled door from font and doorway to rear garden, further door to Wc

**WC**

Comprising wash hand basin with water heater and close coupled Wc

**LANDING**

Having double glazed window over looking rear garden, double power point, loft hatch and panelled doors to Two Double Bedrooms and Bath/Shower Room

**BATH/SHOWER ROOM**

10'4" x 5'0" min (3.16 x 1.54 min)  
Modern suite comprising pedestal wash hand basin, close coupled Wc, separate shower cubicle with instant electric shower and panelled bath with tiled surrounds, wall hung over door fan heater and double glazed window to front

**DOUBLE BEDROOM ONE**

12'1" x 11'1" (3.70m x 3.39m )  
Having dual aspect windows to both front and rear

**DOUBLE BEDROOM TWO**

13'6" x 10'5" max (4.14m x 3.20m max )  
Having ornate cast iron fireplace, double glazed windows to both front and rear, loft hatch

**OUTSIDE FRONT**

The property has a front court yard area behind a small fence with central gate leading to entrance door and further side porch doorway

**OUTSIDE REAR**

The rear garden has a great deal of privacy and enjoys the benefit of a Southerly aspect, mostly grassed, timber double gates giving potential vehicle access and two timber sheds, outside lighting

