

# Bartram & Co



Cerreto Cottage School Lane  
, Abthorpe, NN12 8QT

Asking Price £389,950 - Freehold



Council Tax Band: D Service Charge: x Ground Rent: x

## Cerreto Cottage School Lane

, Abthorpe, NN12 8QT

Bartram & Co are pleased to present this two-bedroom detached property in the sought-after village of Abthorpe. The well-presented accommodation retains much of the original character and briefly comprises; a sitting room featuring a cast iron log burning stove, a dining room, a re-fitted kitchen/dining room, a conservatory and cloakroom. On the first floor are two double bedrooms with a refitted bathroom. Outside the property benefits from a generous low maintenance rear garden and a driveway for off road parking.

### Location:

ABTHORPE lies three miles west of Towcester, the village being centred around the village green and Church. Shopping and schooling facilities are available at Towcester and more comprehensive facilities at Northampton and Milton Keynes. Communications in the area are excellent with the M1 accessed at Junction 15A and the M40 at the Junction of the A43 between Brackley and Oxford. There is a main line rail service between Milton Keynes and London, Euston which takes 40 minutes. Leisure facilities include golf at Farthingstone, West Park, Whittlebury and Silverstone, motor racing at Silverstone and steeple chasing at Towcester. Village information can be found on [www.abthorpe.net](http://www.abthorpe.net)

### Entrance:

Enter via a Double glaze double doors, UPVC covered conservatory area, doors to:

### W.C:

W.C: Double glazed window to side aspect, low level W.C Vanity unit with sink and mixer tap over. Heated towel radiator with smart thermostat.

### Kitchen/Breakfast Room:

14'11" x 12'9" (4.55m x 3.89m )

Double glazed window to rear aspect, A range and base and eye level units with worktops. Breakfast bar. Inset electric fan assisted oven and ceramic induction (Neff) hob, carbon extractor over, integrated dishwasher, space for washing machine and space for a free standing fridge freezer. Cupboard housing an electric hot water cylinder servicing the domestic hot water. Ceiling mounted wired smoke alarm. Electric panel radiator and plinth fan heater.

### Dining Room:

13'01" x 10'06" (3.99m x 3.20m)

Decorative recess Display units with complementary LED Lighting and ceiling mounted wired smoke alarm. Electric panel radiator and an exposed ceiling beam. Stairs rising to fist floor. Door to: .





### Sitting Room

13'0 x 13'02 (3.96m x 4.01m)  
Feature Peanut 5 Saltfire log burner with a decorative stone surround, complemented by an oak lintel. Ceiling mounted wired carbon monoxide detector. Useful under stairs storage, an electric panel radiator and an exposed ceiling beam.

### Landing:

Oak banisters and handrail. Storage cupboard. Ceiling mounted wired smoke alarm. Access to loft.

### Bedroom One:

13'02 x 13'03 (4.01m x 4.04m)  
Oak latch door, window to front aspect, Electric panel radiator

### Bedroom Two:

12'04 x 7'02 (3.76m x 2.18m)  
Oak latch door window to front aspect, Electric panel radiator

### Bathroom:

8'06 x 5'08 (2.59m x 1.73m)  
A refitted bathroom comprising of, P style bath with center taps, Mira electric shower over, wall light, low level WC, double glazed window to rear aspect, complimentary tiled splash backs with glass shower screen. chrome ladder radiator with smart thermostat.

### Conservatory

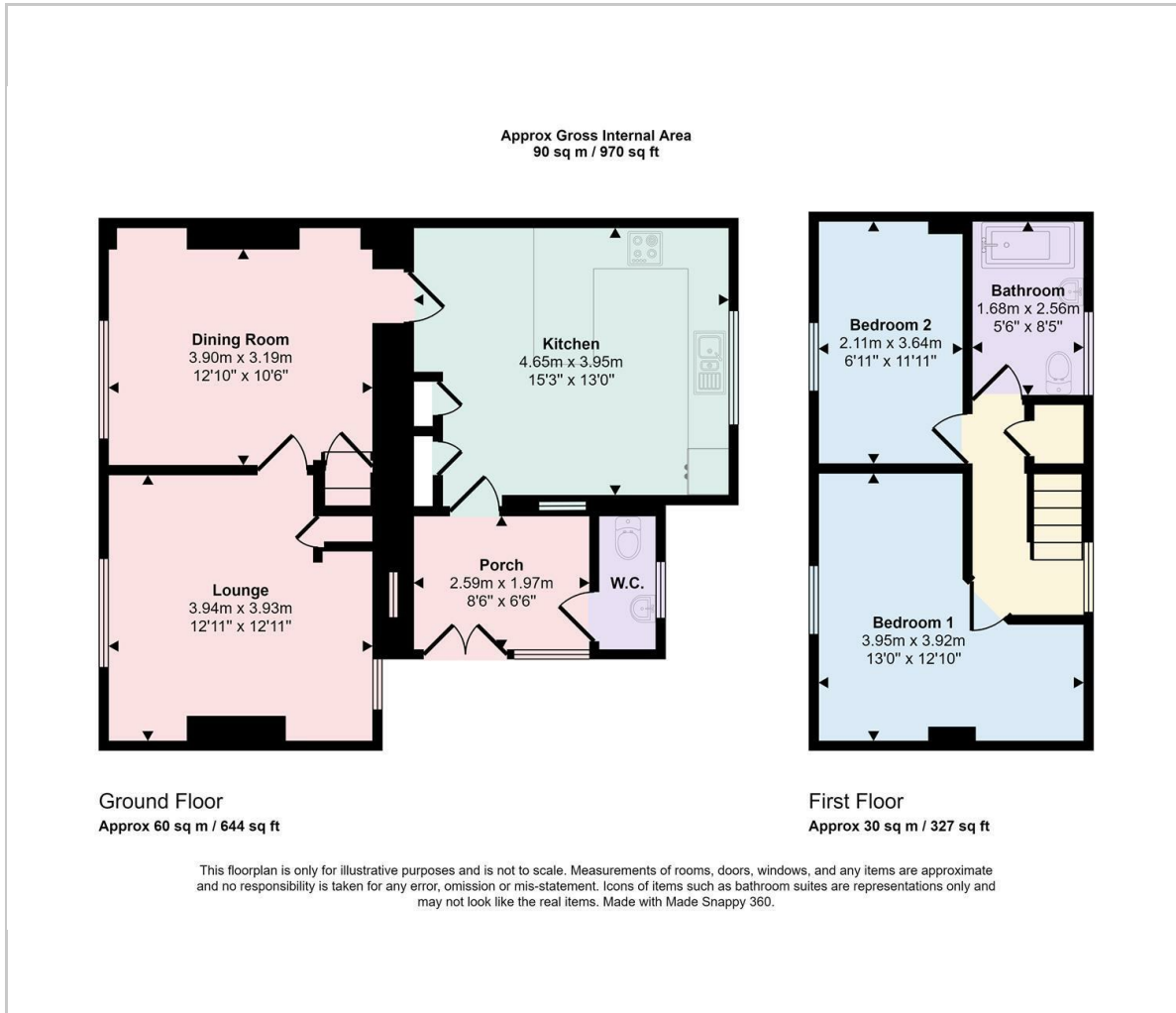
Of UPVC construction with a pitched polycarbonate roof an internal door to the WC and UPVC double glazed door to the garden.

### Outside:

A mix of mature shrub borders to patio area useful outside storage/WC. Sink with cold water feed and Wc. Second garden area to rear of off-road parking area which can hold two vehicles.



## Floor Plan



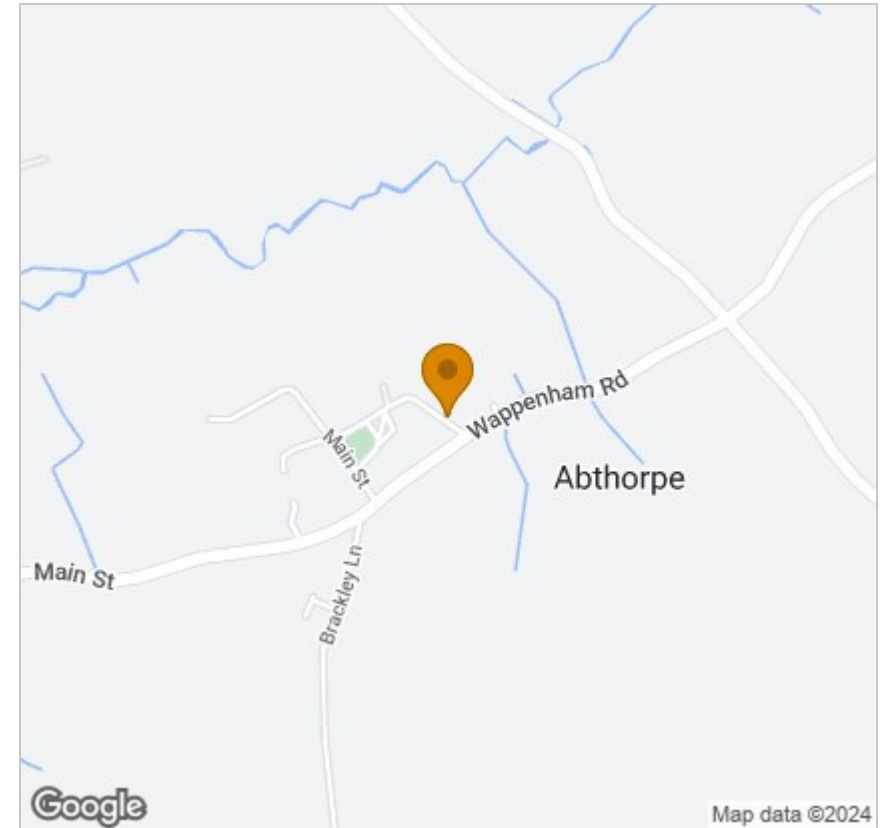
## Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

