

Bartram & Co



Elizabeth Cottage School Lane
Abthorpe, NN12 8QT

Asking Price £324,950 - Freehold



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

Elizabeth Cottage School

Abthorpe, NN12 8QT

Bartram & Co proudly presents this two-bedroom property situated in the sought-after village of Abthorpe. The accommodation comprises a kitchen/dining room with a utility room, a sitting room featuring an inset log burner, and a conveniently located W.C. Upstairs, you'll find both single and double bedrooms, accompanied by a family bathroom, the property also benefiting from UPVC double glazing. Outside, the property offers a low-maintenance rear garden and on-street 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.

ENTRANCE HALL:

Entered through a stable style door to: Stairs rising to the first floor, Doors to Sitting Room and kitchen diner.

SITTING ROOM:

13'6" x 11'5" (4.12 x 3.48)

Double glazed window to the front aspect of the property, fitted electric radiator and inset log burner with useful storage cupboards and downlights.

DINING ROOM :

11'10" x 10'5" (3.62 x 3.18)

Double Glazed window to side aspect, opening to Kitchen area.

KITCHEN:

12'4" x 10'11" (3.76 x 3.35)

Double glazed window to the front, a beautifully fitted kitchen offering a range of base and eye level units with composite work top, space for a range cooker, space for large fridge freezer, Ceramic farmhouse style sink and an integrated dishwasher. Also benefiting from a breakfast bar with seating for two, French style door that open on to the courtyard, door to WC and laundry room.

LAUNDRY ROOM:

5'2" x 3'9" (1.59 x 1.15)

Fitted with base units with complimentary shelving to eye level, space for a washing machine.



Bartram & Co
www.bartramandco.co.uk

Bartram & Co

Bartram & Co

Bartram & Co

Bartram & Co

Bartram & Co
www.bartramandco.co.uk



W.C:

Double glazed window side aspect, low level W.C, inset sink over a vanity unit.

LANDING:

Door to all rooms:

MASTER BEDROOM:

11'10" x 10'9" (3.61 x 3.28)

Double glazed window to the front aspect, electric panel radiator. Decorative period fireplace, with useful storage and Shelving.

BEDROOM 2:

11'10" x 8'8" (3.61 x 2.66)

Double glazed window to the front aspect of the property, electric panel radiator, Decorative period fire and two fitted wardrobes.

FAMILY BATHROOM:

8'0" x 7'8" (2.46 x 2.34)

Double glazed window to the front aspect a three-piece suite comprising a low-level WC, Vanity unit with double inset wash hand basin finished with a marble top, free standing roll top bath with mixer tap and telephone style shower attachment, an enclosed shower cubical with part glazed surround benefiting from a ceiling mounted rainfall shower attachment. Electric chrome effect ladder towel radiator.

REAR GARDEN:

Enclosed private low maintenance courtyard with decorative paving and small useful storage shed. Access to the front.



Floor Plan



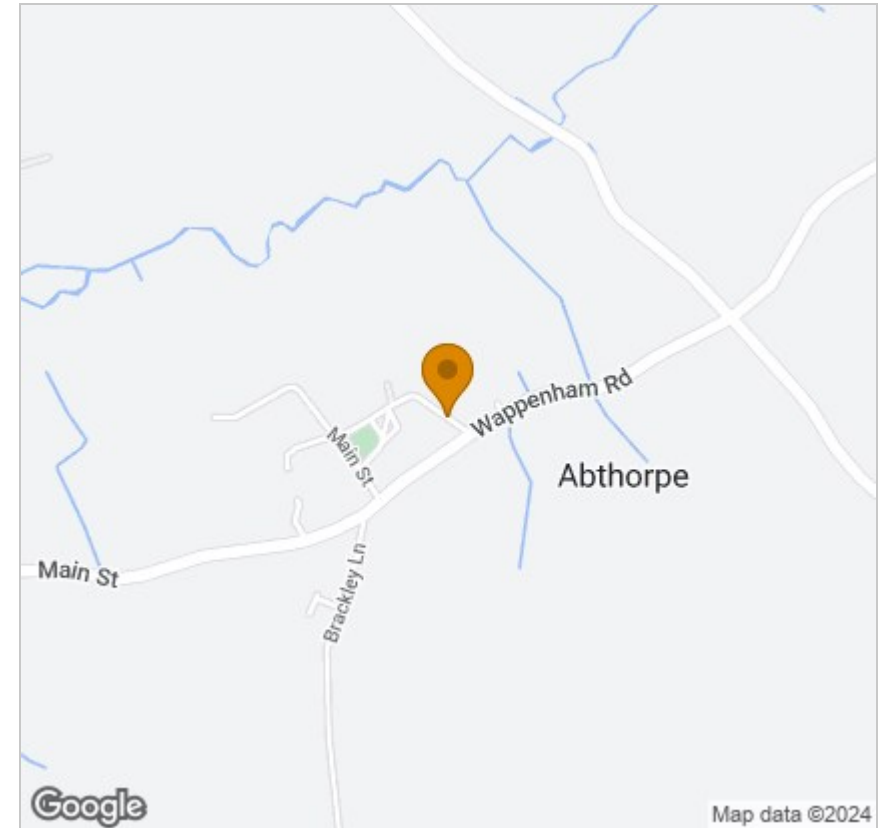
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Town Hall, 86 Watling Street East, Towcester, Northamptonshire, NN12 6BS
Tel: 01327 359164 Email: towcestersales@bartramandco.co.uk <https://www.bartramandco.co.uk>

Area Map



Energy Efficiency Graph

