



3 ST. MARYS LANE
WARMINGTON | PE8 6UA

£325,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

- Three double bedrooms • Dining Kitchen • Imaculate presentation • Garage and off road parking • Low maintenance garden • No Chain



This delightful house boasts a high standard of presentation, offering convenient living for its future residents. The property features three generously sized double bedrooms, providing ample space for a growing family or guests staying over.

Hallway | Downstairs WC | Dining Kitchen | Living Room

Landing | Three double bedrooms | Bathroom | Ensuite to principle bedroom

Off road Parking | Garage | Enclosed garden



Additional Information

Council Tax Band- D

EPC Rating - C

Tenure- Freehold

**Viewings- Strictly by appointment with
Woodford & Co.**

Telephone 01832 274732

This modern village home is set on a small, cul de sac development, behind the church of St Mary, in the heart of Warmington. The property offers a combination of style, practicality and efficiency, with the comfortable rooms, each a good size, and the uPVC windows flooding them with light. There is plenty of built-in storage. The house is heated by a gas-fired central heating system.

The front door opens to the hall. The guest cloakroom is set to one side and further along a deep cupboard provides useful storage and space for a condensing tumble dryer.

The dining kitchen is across the hall and is a superbly proportioned room with a window to the front and ample space for food preparation as well as family or formal mealtimes. The kitchen area is fitted with a range of wall and base units with ample work surface space and inset sink. Above the gas hob is an extractor hood, and below are deep pan drawers. The electric oven is built-in, as is the dishwasher and the washing machine. There is space for a large fridge / freezer.

The living room spans the back of the house and has a fireplace as a focal point. The windows and French doors open to the garden.

The first floor is approached via stairs from the hall. The landing serves each of the three double bedrooms, and they all have good storage within. The principal bedroom has a view over the rear garden. The superbly appointed ensuite shower room is adjacent. The second bedroom enjoys a dual aspect, has fitted wardrobes and a Juliet balcony overlooking the garden. The third double bedroom, has fitted wardrobes and a window to the front elevation. The family bathroom is stylishly fitted with a shower over the bath, WC and wash basin.

Outside, the house has neat shrub beds either side of the front path. The drive to the side provides parking in front of the garage. This is accessed via an up and over door. Power and light are connected within. A door opens to the garden.

The rear garden is a good size and has been made lower maintenance by having AstroTurf laid. The paved patio provides entertaining space, and a well-stocked border provides colour and interest.

Overall, this is a fantastic, energy-efficient, low-maintenance home, in a wonderful, village setting.

Tenure - Freehold, with vacant possession.

EPC- Band C

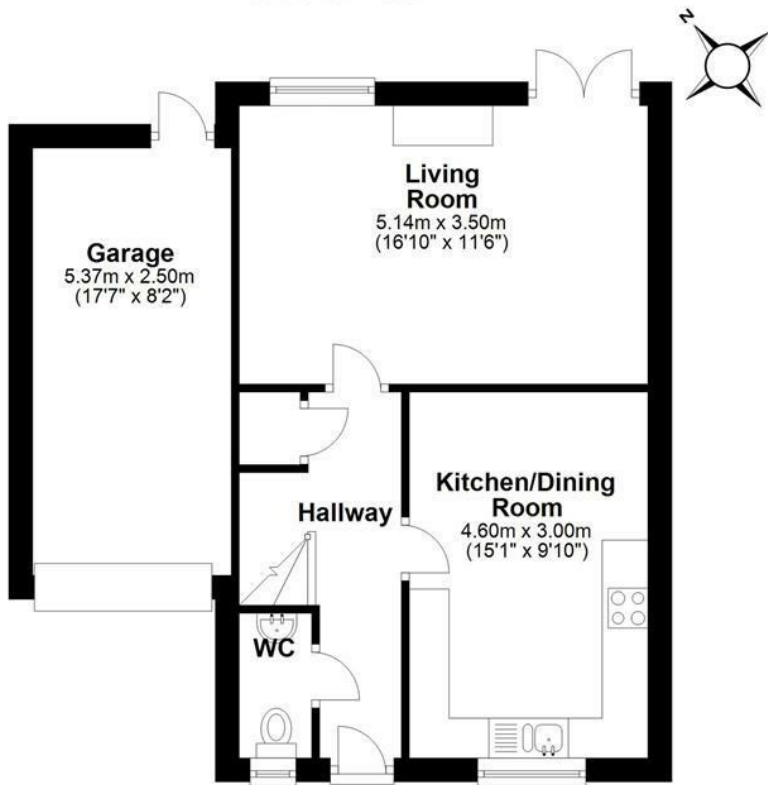
Council Tax - Band D

Services - Mains electricity, water and drainage. LPG fired central heating system.

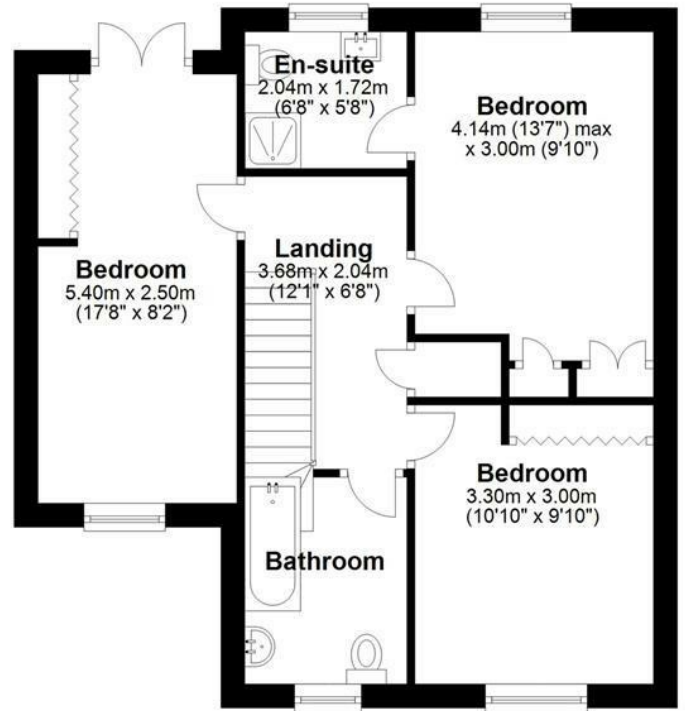
Service Charge - £575 per annum.



Ground Floor



First Floor



Total Approx Gross Internal Floor Area = 112 sq/m (1201 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Woodford and Company
12 Market Place
Oundle
Peterborough
PE8 4BQ

01832 274732
info@woodfordandco.com

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements