



3 ST MARY'S CLOSE
WARMINGTON | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

3 ST MARY'S CLOSE | WARMINGTON | PE8 6UA

**A beautifully presented village home with three bedrooms, garage and garden,
set on a small development within the heart of this popular village.**

Hall | Dining Kitchen | Living Room | Cloakroom

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Landing | Principal Bedroom | Ensuite Shower Room | Two Further Double Bedrooms | Bathroom

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Front & Rear Gardens | Garage & Parking



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12 Market Place, Oundle, PE8 4BQ

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The Property

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. 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 worksurface 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. 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 bedroom will take a standard double bed, 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.

Location

Warmington is a thriving village with a good pub, a primary school and a shop /Post Office. Close-by there is a farm café / tea shop. Footpaths and bridleways lead from the village to the river Nene and the gently rolling countryside. Historic Oundle two miles away, offers a range of family run shops, businesses and restaurants set around the Georgian Market Place. It also has a Waitrose, good schooling and a range of sports and leisure facilities.

Peterborough is about 9 miles to north and offers extensive facilities, as well as main line rail travel to the north and south. London King's Cross is about 48 minutes away.







Services - Mains electricity, water and drainage.

LPG-fired heating.

Service Charge - £575 per annum.

Tenure - Freehold, with vacant possession.

Local Authority - North Northamptonshire Council

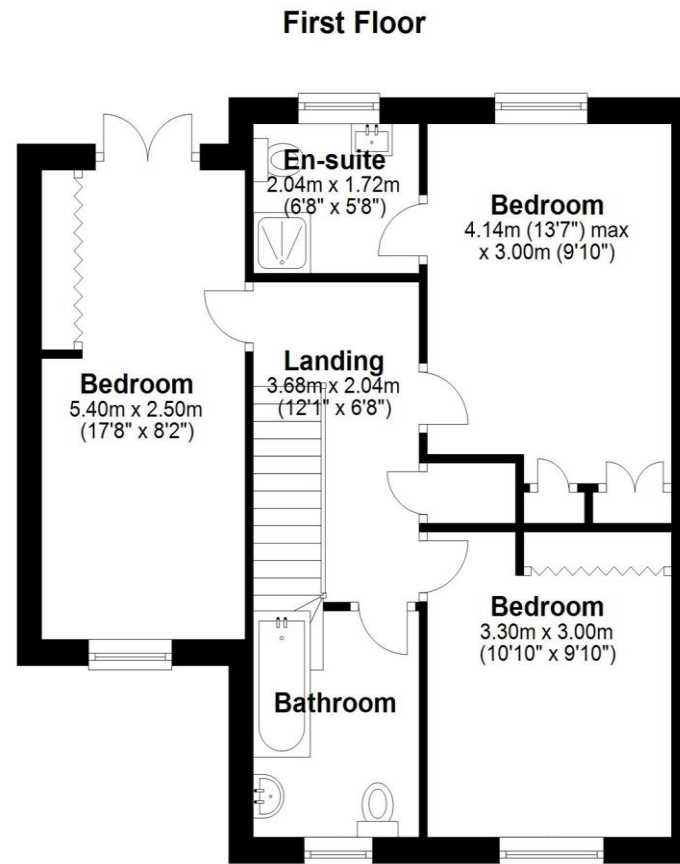
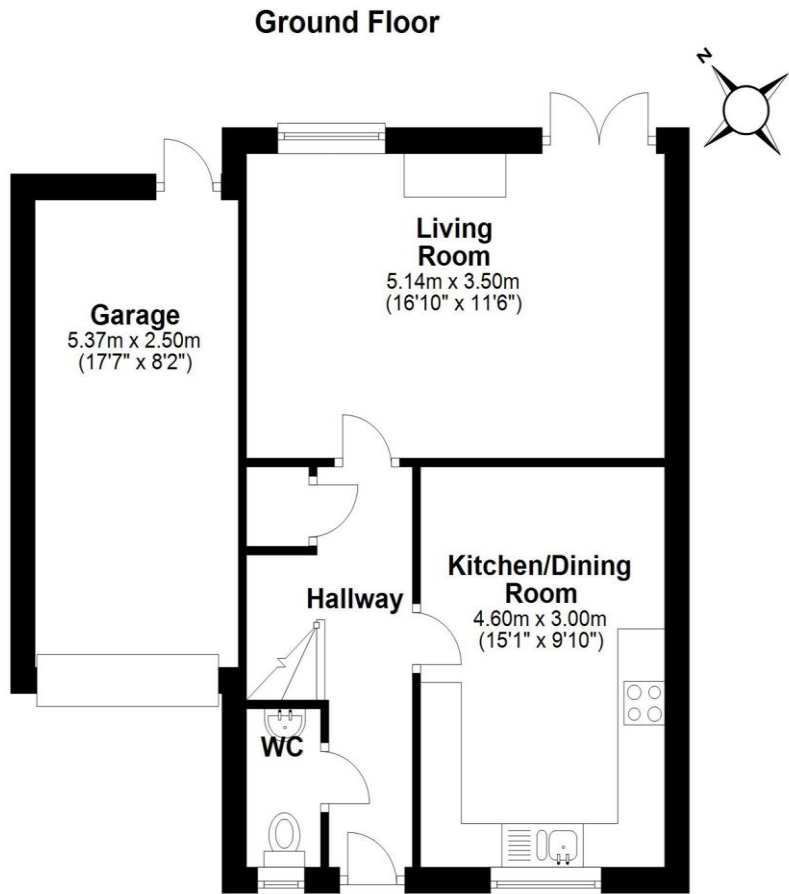
Council Tax - Band D

EPC - Band C

Viewings - A pleasure, but strictly by appointment with

Woodford & Co. Telephone 01832 274732.

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

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