



7 TOWNSEND COURT

UPPER BENEFIELD | PE8 5AP

£320,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

7 Townsend Court, Upper Benefield, PE8 5AP

A superbly updated and extended home, with garden and far-reaching rural view,
set on the edge of a popular village.

Hall | Living Room | Live-in Dining Kitchen | Cloakroom | Utility Room

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Landing | Three Bedrooms | Bathroom

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Front and Rear Gardens

No Chain

The Property

This great family house sits in a tranquil cul de sac at the end of the village. The property has recently been updated, improved and extended, to create a comfortable, modern home with light and spacious accommodation, designed for today's way of life. The windows are double-glazed and a new, external oil-fired central heating boiler has been installed.

The house is set back from the roadside behind a front garden. The front door opens to the hall which has a guest cloakroom and a utility room, to the rear. The living room spans the front of the house and has a large south-facing window to the garden. There is a fireplace that could make a cosy focal point.

The fabulous, live-in kitchen is at the back of the house and enjoys plenty of light from the two windows and the French doors that open to the garden. Fitted with a range of wall and base units, there is plenty of storage. The worksurfaces provide ample preparation space and house the sink and the electric hob, which has an extractor hood above. An electric oven is set below. There is space and plumbing for further appliances.

Stairs rise from the hall to the landing, which serves the three bedrooms, two of which is very comfortable double rooms. The third is a single. The views in either direction are rather pleasing, with the rear elevation enjoying a panorama of the rolling countryside. The beautifully appointed bathroom offers a free-standing bath, a shower cubicle, a WC and wash basin with storage below.

There are lovely gardens to the house. The front garden is enclosed by fencing and a hedge. The lawn is set beside the front path. There is access to the side and rear of the house. The back garden is a great size and has a patio set beside the dining kitchen, almost extending the



accommodation on a fine day. The rest of the garden is laid to lawn and enclosed by timber fencing.

Location

Upper Benefield is an attractive village which evolved around the farms of Biggin Hall and the Benefield Estate. The village cricket club serves as the pub at weekends, offering a sociable hub for the locals. Public footpaths and bridleways give access to the countryside. Historic Oundle is about 5 miles away and offers schooling for all ages, as well as shops and restaurants. Corby is about the same distance and offers extensive facilities, as well as rail services.

Services

Mains electricity, water and drainage. Oil-fired central heating.

Council Tax

Band B

Energy Performance Rating

TBA

Tenure

Freehold

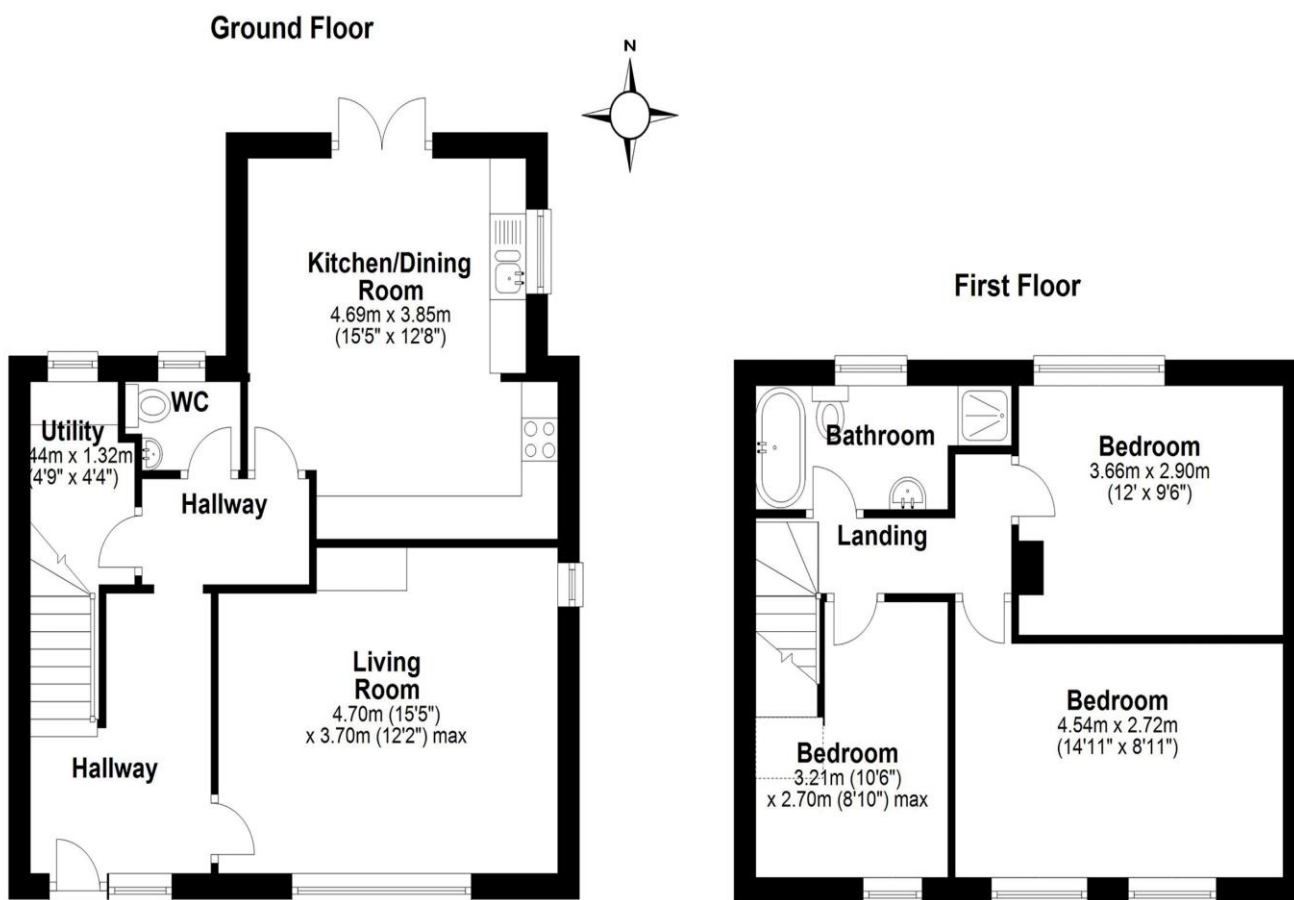
Local Authority

North Northants Council.

Viewing

Strictly by appointment with Woodford & Co
01832 274732.





Total Approx Gross Internal Floor Area = 94 sq/m (1004 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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