



SADDLER'S COTTAGE
WOODNEWTON | PE8 5EB

£340,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

Saddler's Cottage, Main Street, Woodnewton, Northamptonshire., PE8 5EB

A recently updated stone cottage with two bedrooms, garden and off-road parking, tucked away, in the heart of a popular village, between Oundle and Stamford.

Hall | Cloakroom | Kitchen | Dining / Sitting Room

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Landing | Two Bedrooms | Shower Room

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Parking | Garden

The Property

This attractive, semi-detached stone cottage has benefitted from a full programme of refurbishment, which includes the installation of new heating, plumbing and electrical wiring, as well as kitchen and bathroom fittings. It has a courtyard garden and off-road parking for two cars. There is a further area of garden available, if required. The cottage offers safe and practical accommodation, ideal for a couple, or as a 'lock-up and leave'.

The front door opens to the hall, which has a useful coat cupboard, built-in. The guest cloakroom /WC is opposite.

The kitchen is to the left and is beautifully fitted with a range of painted wall and base units with hardwood work-surfaces and inset sink. Integrated appliances include an electric oven and hob, a fridge / freezer and a washing machine. There is space for a dishwasher.

The kitchen is sufficiently large to accommodate a small table and chairs.

The living room is across the hall and offers space as a lounge/ diner, if required. There are windows to the front and to the courtyard garden.

The stairs rise to the first floor landing, which offers a large airing / storage cupboard and houses the electric boiler. There are two double bedrooms, which share the shower room / WC.

The cottage is set up a shared, gravelled drive. It has a fenced and paved courtyard garden, adjacent. Beyond, it has two parking spaces. There is further garden available, beyond the parking area, if a purchaser requires more space.



Tenure - Freehold

EPC - TBC

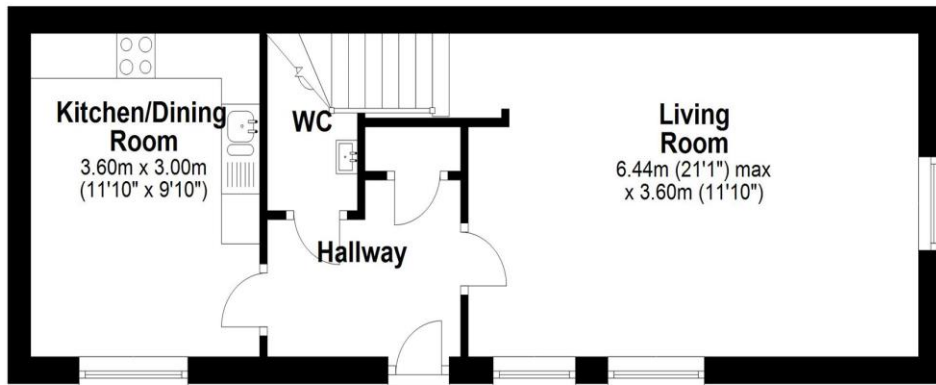
Council Tax - TBC

Services - Mains electricity, water and drainage. Electric central heating.

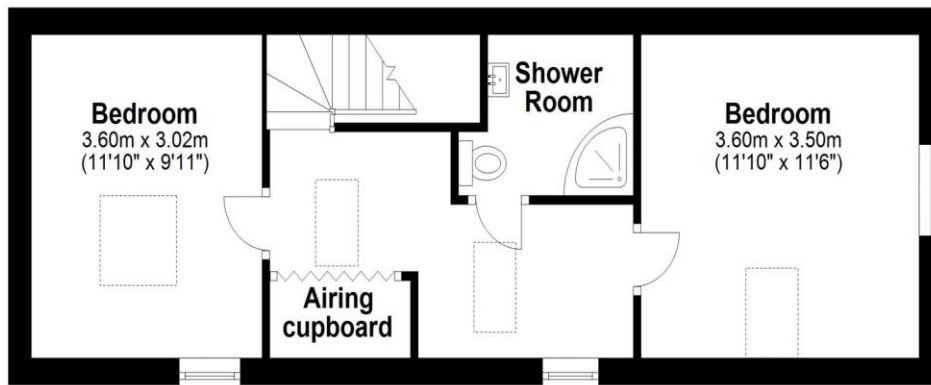
Viewing: Strictly by appointment with Woodford & Co
01832 274732.



Ground Floor



First Floor



Total Approx Gross Internal Floor Area = 86 sq/m (917 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ.

T 01832 274732 E info@woodfordandco.com

and in Mayfair at Cashel House, 15 Thayer Street, London, W1U 3JT.