



3 MAIN STREET
TANSOR | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

3 MAIN STREET | TANSOR | PE8 5HS

A superbly modernised, detached, family house with garage, plenty of parking and fabulous, south-facing garden with outstanding rural view.

Hall | Study | Sitting Room | Live-in Family Kitchen | Cloakroom / Utility

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Landing | Principal Bedroom with Dressing Room | Three Further Bedrooms | Bathroom

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Parking | Garage | Large, South-Facing Garden with View



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12 Market Place, Oundle, PE8 4BQ

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The Property

This detached property has been superbly modernised and extended, to create a great family home that makes the most of its south-facing position. The current owners have cleverly updated the house using a blend of traditional and modern materials, to create a homely, warm & stylish interior, designed for today’s way of life.

The porch to the front provides a useful reception area with space for shoes and coats. The hall acts as a hub, with a door off to the study, and a second door into the live-in kitchen. The cloakroom / WC is also to one side and has storage built in. The study has fitted desk and shelving, and has a large window to the front.

The live-in kitchen is a great base for the whole family with a combination of spaces for cooking, formal and informal dining and also for relaxation. The bi-fold doors slide right open and extend the accommodation on to the covered patio. The kitchen area offers plenty of storage within the wall and base units. The island unit serves as a breakfast bar, as well as housing the inset sink within the granite work-surface. The dishwasher is integral. Cooking takes place on the induction hob with extractor above. There are also integrated electric ovens, and a fridge / freezer. The oak flooring runs throughout the vast room and into the sitting room, which has an open fire as a cosy focal point.

The first floor currently offers four bedrooms, though the layout could be easily altered to integrate rooms if desired. The dressing room to the principal bedroom, also has concealed plumbing, so that it is an easy conversion to a second bathroom if required. The main bedroom has a lovely view down the garden and across the fields towards Oundle. The three further double bedrooms either have a view over the front garden or across the fields towards Oundle. The family bathroom is superbly appointed with a large, walk-in shower, a double-ended bath with side taps, a WC and wash basin.

The house has good frontage, setting it back from Main Street, which is now a ‘no through’ road. Laurel hedging provides screening. The gravel drive provides plenty of parking and turning space. The garage is to one side and offers vehicle storage or workshop space. Power and light are connected, within. The rear garden is fabulous. The paved patio is partly covered and spans the back of the house. There is lighting above. A step leads onto the lawn which is a great length, offering ample space for ball games and for the children to run around. A trampoline is inset. The garden is fenced on both sides and runs down to the field, where there is a lovely rural view across to Oundle.

Location

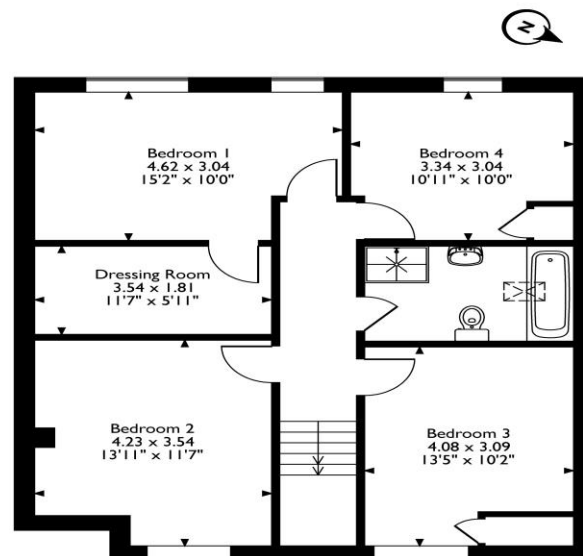
Tansor is a popular Nene Valley village. Footpaths and bridleways provide good dog-walking across the neighbouring countryside. The market towns of Oundle and Stamford are within easy reach and offer a good range of shops and leisure facilities, as well as schooling. The city of Peterborough is only 10 miles away, and offers extensive facilities and high speed, main line rail travel to London’s King’s Cross, with journey times from about 46 minutes.

Services	Council Tax	EPC	Tenure
Mains electricity, water & drainage. Oil-fired central heating.	Band E	TBA	Freehold, with vacant possession

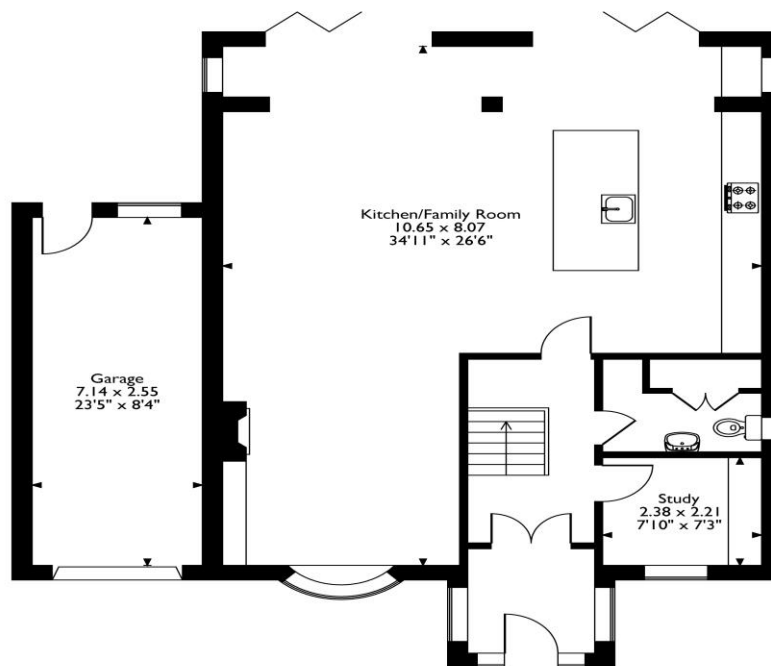








First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 181 Sq/m -1949 Sq/ft
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