



42 MAIN STREET
ALDWINCLE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

42 MAIN STREET | ALDWINCLE | NN14 3EL

**An attractive Victorian, detached cottage, with two bedrooms, garden and parking,
set in the heart of this popular Nene Valley village.**

Dining Kitchen | Living Room

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Landing | Two Double Bedrooms | Bathroom

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Gardens | Parking | Views to Rear



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12 Market Place, Oundle, PE8 4BQ

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The Property

This attractive Victorian cottage is built of local limestone and set beneath a tiled roof. The house offers neatly presented and modernised accommodation set over two floors. Oil-fired central heating is installed, along with timber, double glazed windows.

The front doors opens to the dining kitchen, which is fitted with a range of wall and base units with work-surfaces and inset sink. There is space for an electric cooker, with extractor hood above. Across the room is a pantry and additional storage is provided by the understairs cupboard. The living room has plenty of light from windows to the front and rear. The fireplace houses the woodburning stove which makes a cosy focal point.

Stairs rise from the kitchen to the first-floor landing. There are doors off to each of the double bedrooms and to the well-appointed bathroom, which has a shower over the bath, along with the WC and wash basin.

The house stands behind a front garden which has a picket fence to the front and path leading to the entrance door. A gated, graveled drive runs beside the house and provides parking for several vehicles. The main lawn is to the side. Behind the house is a stone, former wash house, which contains the oil-fired central heating boiler. This provides useful storage. There is an attractive view to the rear over paddock land.

Location

Aldwincle is a charming, traditional village, with a active community, a thriving primary school and two churches. The river Nene runs nearby and there are plenty of bridleways and footpaths providing access to the gently rolling countryside that surrounds the village. The market towns of Oundle and Thrapston are each about 4 miles distant and offer a range of shops and schooling. The A14 and A1 are within easy reach, as are the main line rail stations at Peterborough, Huntingdon and Wellingborough.

Services

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

Tenure

Freehold, with vacant possession.

Local Authority

North Northamptonshire Council

Council Tax - Band D

EPC - Band E

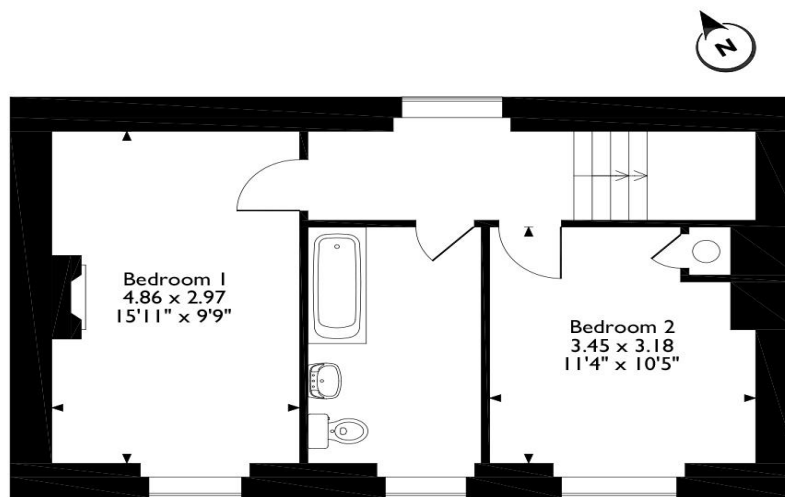
Viewings

A pleasure, but strictly by appointment with Woodford & Co. Telephone 01832 274732. info@woodfordandco.com

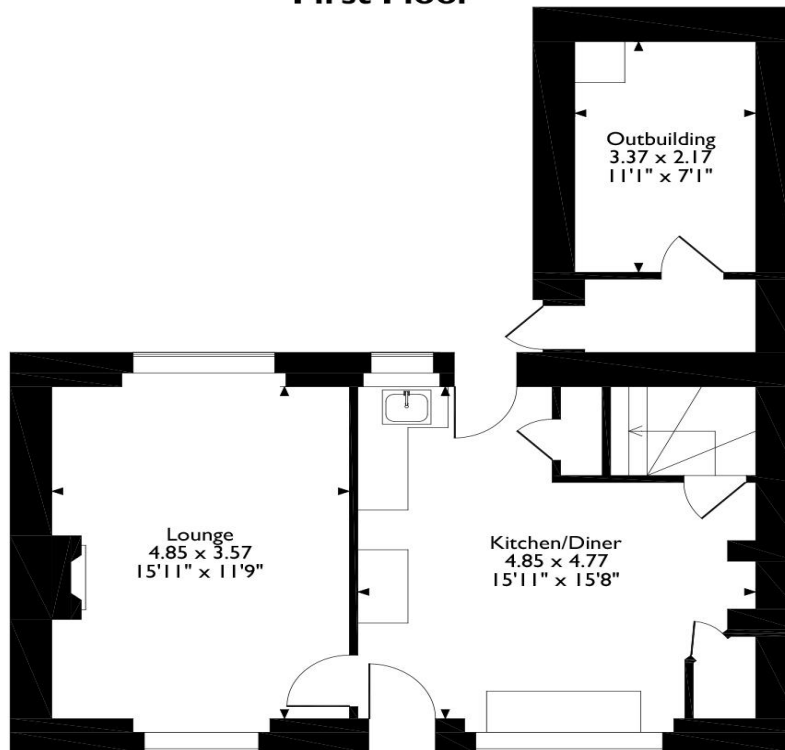








First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 92 Sq/m - 990 Sq/ft
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