



**33 DEXTER WAY**  
WARMINGTON | PE8 6WH

**£295,000**

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS

A well-presented three bedroom home with garden and parking, in the sought after village of Warmington.

Hall | Kitchen / Breakfast Room | Living Room | Cloaks / W.C

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Three Bedrooms | Principle bedroom with ensuite | Bathroom

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Rear Gardens | Off-Road Parking | Village location

### The Property

An attractive, end terraced, house which was built in 1999 to a traditional design. The accommodation is well-appointed and set over two floors. It has double-glazed doors and windows and LPG gas-fired central heating.

The front door opens to the entrance hall which has the cloaks/WC, a well-appointed breakfast kitchen, which offers a range of units with worksurfaces and inset sink. Integrated appliances include double oven, gas hob with extractor unit over. Space for washing machine, fridge, and freezer.

A comfortable living room is located to the rear of the property, access to understairs storage. The focal points are the feature fireplace and patio doors open to the enclosed garden.

Stairs lead from the hall to the first floor landing, where there are three bedrooms. The principal bedroom benefits from built in wardrobes. A door leading to the ensuite shower room/WC. Bedroom two is a comfortable double room. Furthermore, there is a family bathroom and airing cupboard.

To the front of the property there are two parking spaces. Gated side access leads to the rear garden. A shingle path leads to the lawned area beyond. To one side is a timber shed. There is an outside tap. The rear garden is fence enclosed.



## Location

Warmington is a charming village with a shop, primary school and popular public house, as well as a recreation ground and play area – all within a few minutes' walk of the house. There are riverside and rural walks. Oundle is about 3 miles away and offers family-run shops, businesses and restaurants set around the ancient Market Place. It also offers an excellent choice of schooling. Peterborough is about 10 miles away and offers extensive facilities, as well as high speed train services to London King's Cross, from 48 minutes.

**Tenure** - Freehold, with vacant possession.

**Services** - Mains water, drainage and electricity. LPG gas. All mains services connected. Gas-fired central heating.

**EPC** - Band TBC

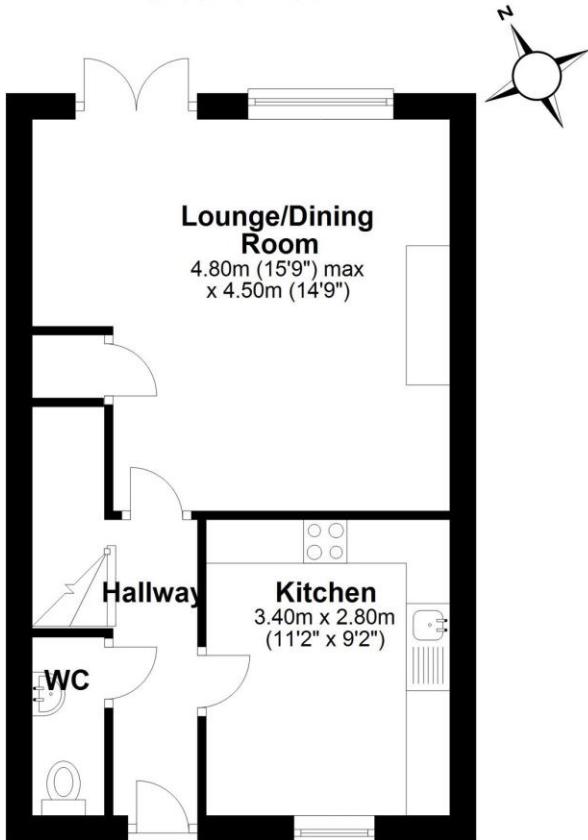
**Council Tax** - Band C

**Local Authority** - North Northamptonshire Council

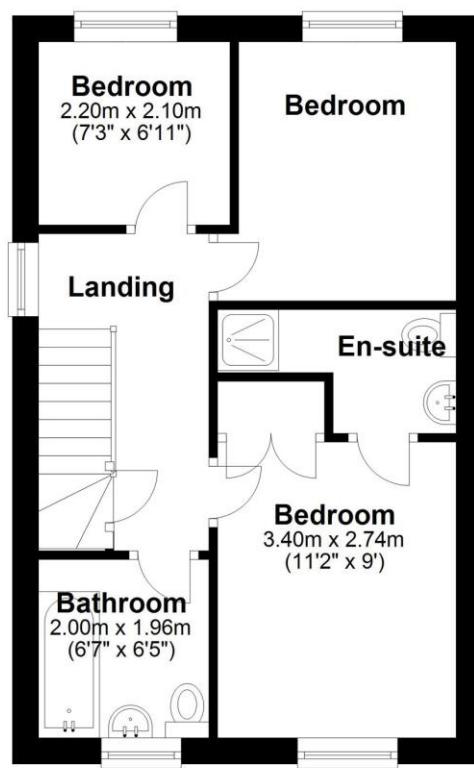
**Viewing** - Strictly by appointment with Woodford & Co 01832 274732.



## Ground Floor



## First Floor



**Total Approx Gross Internal Floor Area = 78sq/m (834 sq/ft)**

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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 PROPERTY CONSULTANTS & AUCTIONEERS

**12 Market Place, Oundle, PE8 4BQ.**  
 T 01832 274732 E [info@woodfordandco.com](mailto:info@woodfordandco.com)  
 and in Mayfair at Cashel House, 15 Thayer Street, London, W1U 3JT.