



5 THE STACKYARD

ORTON WATERVILLE | PE2 5DU

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A superbly maintained and presented, modern home, with characterful accommodation, delightful garden, two garages and plenty of parking, set within a favoured area.

Hall | Living Room | Dining Room | Kitchen/ Breakfast Room | Utility | Cloakroom

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Landing | Two Double Bedrooms | Shower Room /WC

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Two Garages | Plenty of Parking | Delightful Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

5 The Stackyard is an attractive, detached, Potton home, constructed approximately 40 years ago. It occupies a lovely plot within this tranquil cul de sac. The house offers sizeable rooms with large windows letting in plenty of light and giving views over the gardens. The Potton, timber framed construction adds warmth and character to each of the rooms. It also allows for plenty of built-in storage, particularly on the first floor.

The front door opens to the dining hall, which offers ample space for receiving guests and at the far-end has room for formal dining occasions. A window overlooks the rear garden. The guest cloakroom is to one side and offers a wash basin with marble washstand, a WC, and a built-in cupboard for coat storage.

The living room is a superb size and enjoys a triple aspect, with a view over the drive and the garden, to which there is access from the French doors. The large inglenook with open fire facility and brick hearth, creates a cosy focal point.

The kitchen is set across the hall and has been updated with an extensive range of wall and base units with worksurfaces and inset ceramic sink. Integral appliances include a gas hob, electric ovens, a dishwasher and a fridge. There is ample space for daily mealtimes. A useful pantry is set to one side. The utility room is to one end and offers plenty of space for the usual appliances and even a chest freezer. A door opens to the garden path.

The first floor is approached via stairs from the hall. The long, galleried landing has a nook for a desk. There are superb storage cupboards, too. There are two double bedrooms, one each end of the landing. They each have plenty of built-in storage and a lovely view from the window. The shower room used to contain a bath, but this has been replaced with a large, walk-in shower, WC and wash basin.

The property has a large, shingled drive to the front, which provides parking for four cars. At the end, is an open-fronted car port and a single garage. Power and light are connected. A gated path leads to the rear garden which is a delight. A paved patio is set beside the living room French window and a second, west-facing patio is set to the side. The shaped lawn is well-tended and bordered by beautifully stocked flower and shrub beds giving colour and interest throughout the year. A timber shed and a green house are set to one side.

Services	Council Tax	EPC	Tenure
All mains services connected Gas-fired central heating.	Band E	TBA	Freehold, with vacant possession

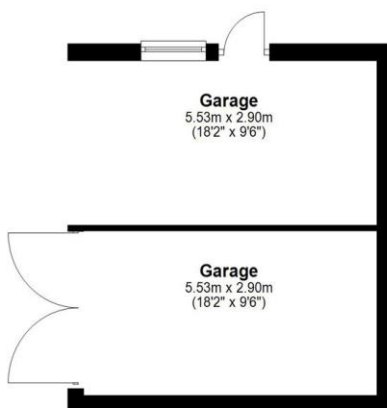
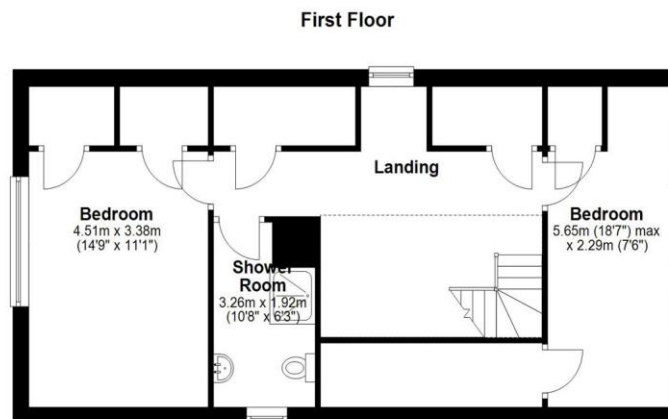
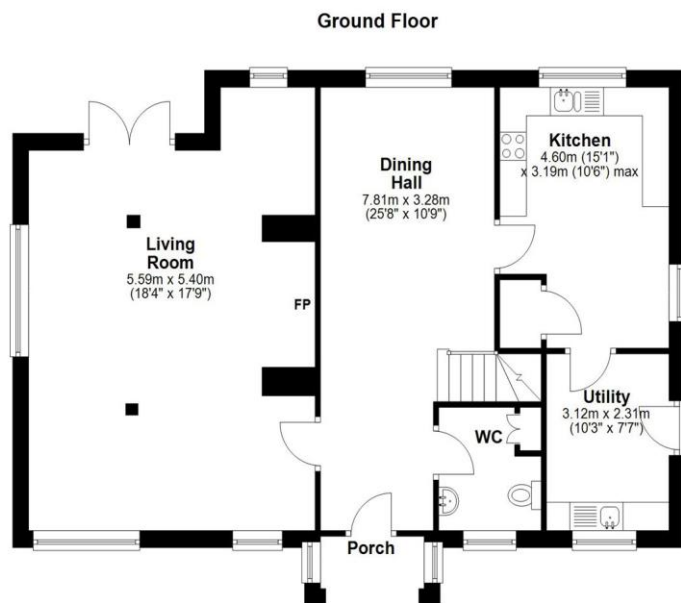
Viewings

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732









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Total Approx Gross Internal Floor Area = 192 sq/m (2059 sq/ft)

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