



2 NORTHFIELD LANE
NASSINGTON | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

2 NORTHFIELD LANE | NASSINGTON | PE8 6QJ

An attractive bungalow with versatile living accommodation, set within a private plot with generous garden, ample parking, garaging and a large workshop and stores.

Hall | Living Room | Live-in Dining Kitchen | Utility | Study | Three Double Bedrooms | Shower / WC

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Landing | Bedroom with Dressing Area | Bathroom

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Large Workshop | Double Carport | Single Garage | Storage | Plenty of Parking | Private Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

This established bungalow has evolved over the decades with an extension to the rear and loft conversion above. This has created a superbly versatile home that could equally suit an active, retired couple or a growing family, with the primary accommodation on the ground floor but with useful bedroom suite on the first floor.

The front door opens to the hall which provides access to each of the rooms. The living room is to one side and has a window to the front and a wood burning stove as a cosy focal point. The kitchen has been extended to create a fabulous family living space with ample room to cook, relax and dine. The kitchen area has ample storage and work-surface space with inset sink, and electric ovens and hob. A hardwood breakfast bar provides space for casual mealtimes. Beside the French door there is ample room for a large dining table and chairs, set to overlook the garden. The utility room is off the kitchen and offers space for the usual appliances and has a door to the side drive.

The inner hall provides access to the study and the three, superb double bedrooms, one of which has fitted wardrobes and is in use as a gym. These rooms have use of the well-appointed shower room / WC. The attic conversion is clever use of the space and offers a bedroom with dressing area and a full bathroom. This makes either a good master suite or space for guests, if the owners wish to live on the ground floor.

The outside space is an attractive feature of this versatile home. The gated drive provides parking for quite a number of vehicles. The main drive across the front provides access to the double carport and to the solidly constructed timber workshop, which has double doors to the front. Three phase power is connected, making this ideal for a professional workshop or serious hobbyist. The drive also extends to the side of the property where there is a single garage.

Gated access leads to the rear garden which offers plenty of space for family life. The sizeable, paved patio spans the back of the bungalow. The shaped lawn is large enough for games and has a pergola and seating area to one corner, set to capture the evening sunshine. A large shed is set to the back of the garden. Timber fencing ensures security and privacy.

Location

Nassington is a popular village with a useful shop, tea-room, public house and primary school. The historic towns of Oundle and Stamford are each about 7 miles distance and offer great shopping and leisure facilities, as well as good schooling options. The City of Peterborough is about 12 miles away and offers extensive facilities, as well as main line rail services to London King’s Cross with journey times of around 48 minutes.

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

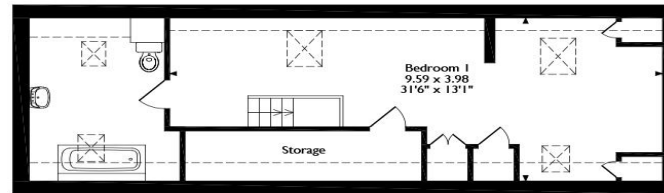
Viewings

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

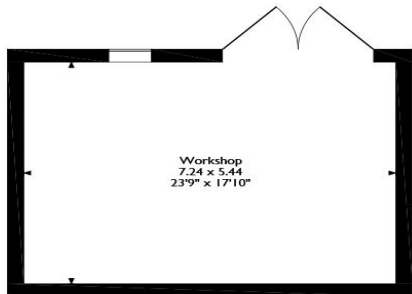
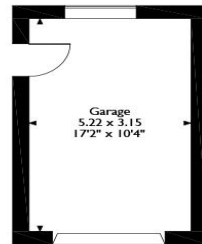






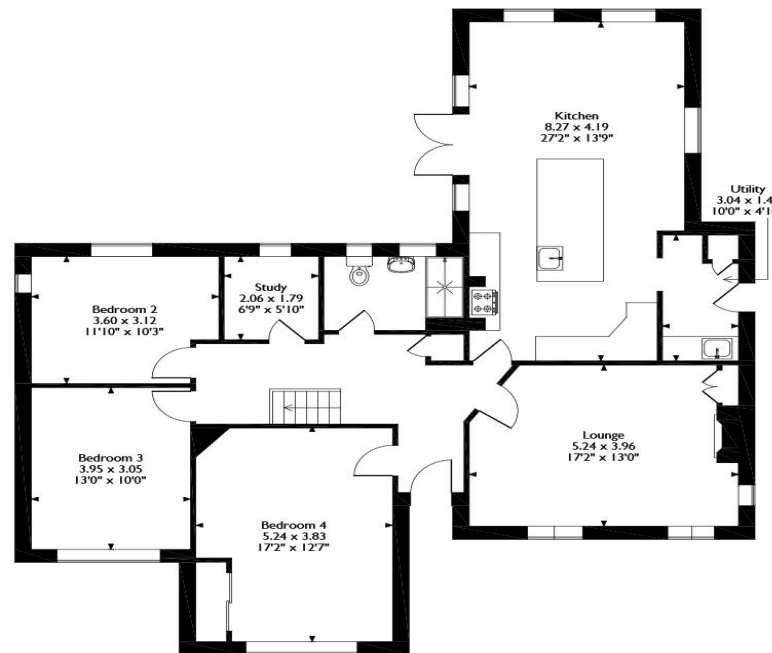


First Floor



Outbuilding

Carport
5.44 x 5.07
17'10" x 16'8"



Ground Floor



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Total Approx Gross Internal Floor Area = 222 Sq/m - 2390 Sq/ft (Including Garage & Outbuilding)

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