



38 EAST ROAD
Oundle | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

38 EAST ROAD | OUNDLE | PE8 4BX

A superb town centre residence with beautiful, period features, offering graceful reception rooms, four double bedrooms, and a good-sized rear garden.

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

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Landing | Two Double Bedrooms | Bathroom

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Second Floor Landing | Two Further Double Bedrooms

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Forecourt Front Garden | Attractive Back Garden | Permit Parking to Front



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12 Market Place, Oundle, PE8 4BQ

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The Property

This beautifully proportioned house sits on East Road, in heart of the town. The Market Place, the schools and the supermarkets are within a few minutes’ walk. The house has been sympathetically modernised and altered over the years, to create a comfortable and practical family home with classically styled accommodation, with many of the original features in situ, including deep skirtings, picture rails and a beautifully tiled hall floor.

The front door opens to the hall with its mosaic tiled floor. A door opens to the cloakroom / WC, set beneath the stairs. The living room has handsome proportions, with a bay window to the front, lovely high corniced ceiling, and an open fire as a focal point. The dining room and the kitchen breakfast room have been integrated to create a lovely large, sociable hub to the home. The dining area has a French window opening to the garden, and original cupboards are set either side of the chimney breast. The breakfast area has a tiled floor and a breakfast bar. The kitchen area is fitted with wall and base units with hardwood and granite worksurfaces and inset Belfast sink. The cooking facility is a large Rangemaster. A door leads into the utility which has worksurfaces, a sink and space for the usual appliances. A door leads to the outside.

The first floor is reached via stairs from the hall. The landing provides access to two double bedrooms, one to the front and the other to the rear. They each have built-in wardrobes and an ornate fireplace. The bathroom, with both shower and bath, are also on this floor. Stairs rise to the second floor, where there are two superb, double bedrooms, each with wardrobes built in. The large windows give views across the town.

The house has good privacy from the roadside, with a high privet hedge atop the dwarf wall that forms the boundary of the forecourt garden. Side access leads to the rear garden, which as a paved patio outside the dining room. The lawn is quite lengthy and has maturing shrubs to the borders. A timber shed stands to one end. The garden is enclosed by fencing. There is residents’ permit parking to the front of the property.

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

Viewings

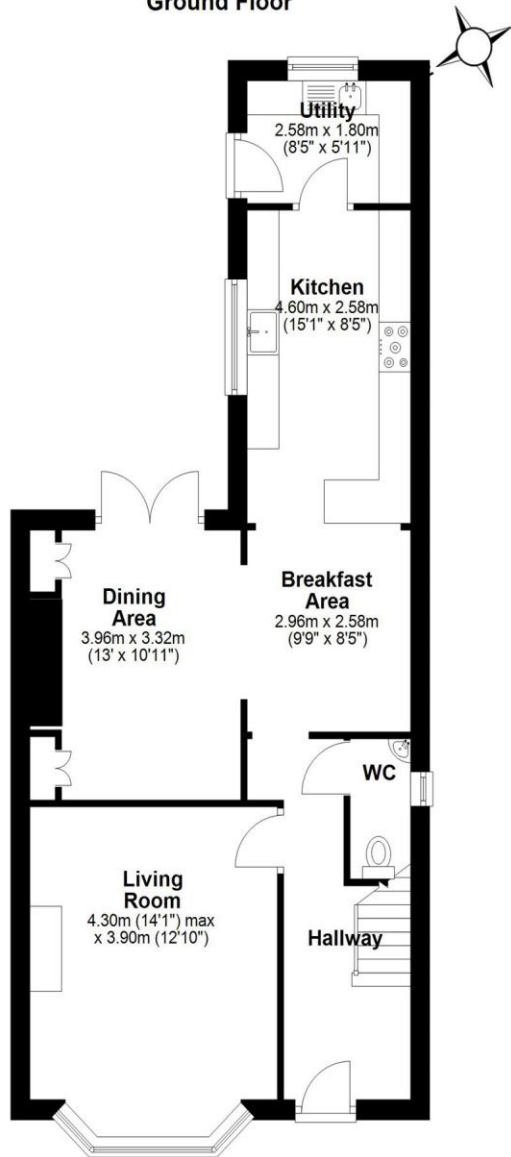
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com



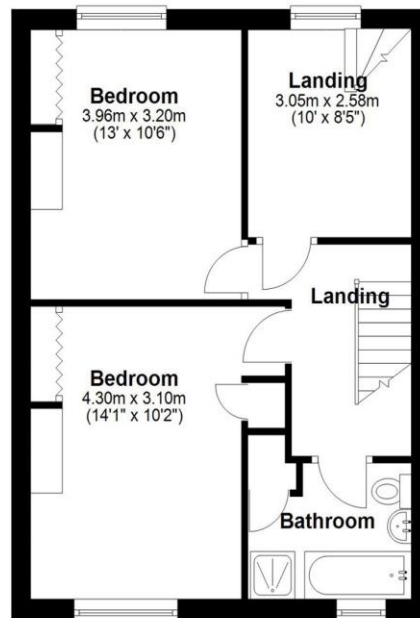




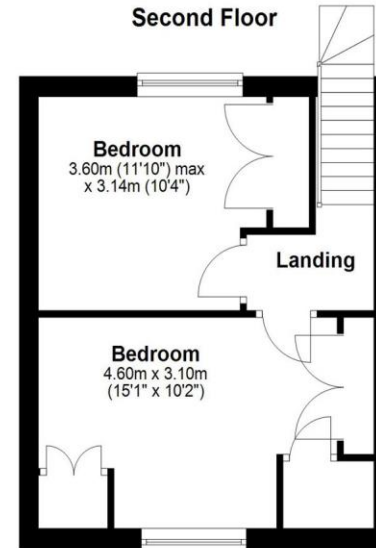
Ground Floor



First Floor



Second Floor



Total Approx Gross Internal Floor Area = 151 sq/m (1621 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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