



26 KINGS ROAD
Oundle | Northamptonshire

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

26 KINGS ROAD | OUNDLE | PE8 4AX

A detached house, with three bedrooms, landscaped garden, garage and parking,
within walking distance of the school and the Market Place

Hall | Living / Dining Room | Conservatory | Kitchen / Breakfast Room | Studio / Playroom | Guest WC

~

Landing | Master Bedroom | En Suite | Two Further Bedrooms | Family Bathroom

~

Driveway | Garage | Private Garden



Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM



The Property

This modern detached house sits in an enviable, elevated position on a small, popular development, close to Market Place and the other town centre facilities. The property has been diligently maintained, and benefits from gas central heating and uPVC double-glazing. The accommodation is well-presented and set over two floors. The house was originally designed to have four bedrooms, but the owners decided to create a large ensuite shower room for the main bedroom. One of the garages has also been converted to create a fabulous studio or playroom, which has windows to the front and rear.

The front door opens to the hall. The guest cloakroom is to one side. The living room is L-shaped and offers a lounge area and space for formal dining. The living flame gas fire makes a cosy focal point. A large, glazed door opens to the conservatory which is a quality addition to the house and brings the garden into the home. A door leads through to the large, light studio or playroom.

The kitchen is neatly designed and offers plenty of wall and base units with work surfaces and inset stainless steel sink. The oven and the hob are electric and there is an extractor above. There is space and plumbing for a dish washer and a washing machine. The breakfast bar provides space for casual mealtimes. A door opens to the garden and a second door leads into the dining area.

Stairs rise from the hall to the first-floor landing from where there is access to each of the three bedrooms, two of which have built-in wardrobes. The ensuite shower room offers a Jack and Jill facility, being accessible from the main bedroom or directly from the landing. The family bathroom completes the accommodation.

The gardens are a particularly attractive feature of this lovely home. The front garden has colourful shrub beds either side of the front door. The block-paved drive to the side provides parking for two, in front of the single garage. The garden wraps around to the side of the house, where gated access leads into the rear garden. A patio spans the back of the house. Steps lead up to the shaped lawn, which is surrounded by beautifully stocked flower and shrub beds. A path leads to the greenhouse and beyond, to the top of the garden where there is a further seating area.

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

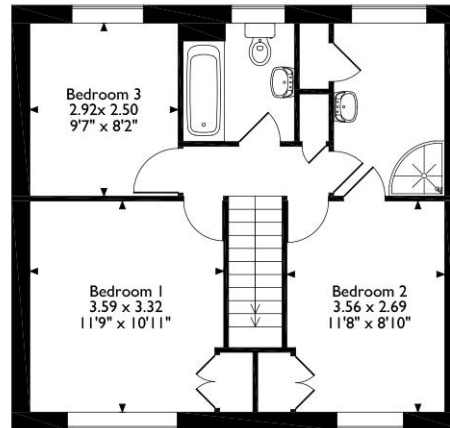
Viewings

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

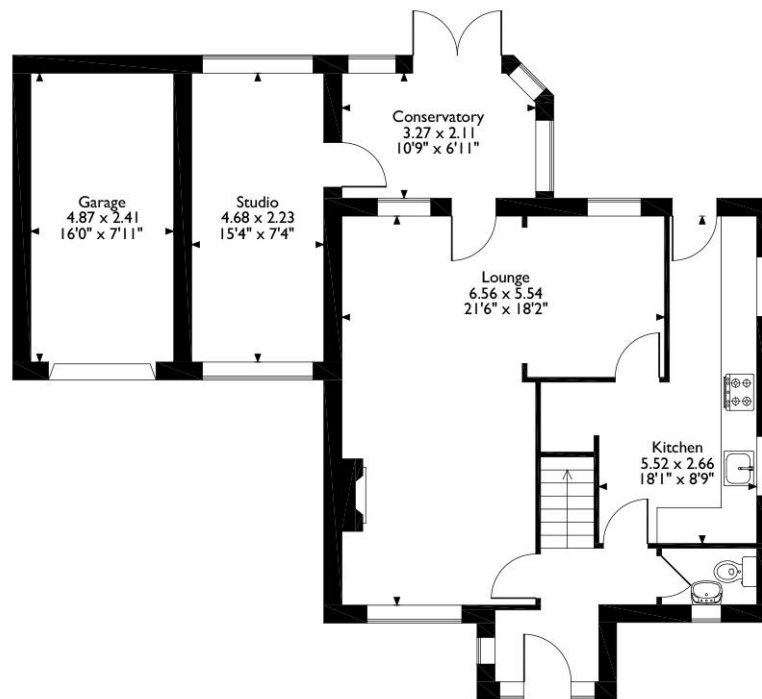








First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 126 Sq/m - 1356 Sq/ft
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8644934 - © www.homeplansepc.co.uk 2016



Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

- 1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
- 2.All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
- 3.No person in the employment of Woodford & Co has any authority to make or give representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
- 4.No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS