



6 NENE WAY
Oundle | Northamptonshire

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

A superb family home with versatile accommodation, four bedrooms, a garage and plenty of parking, as well as a large garden with workshop / gym, plus a further store.

Hall | Lounge | Live-in Family Kitchen / Dining Room | Large Utility | Cloakroom

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Landing | Principal Bedroom Suite | Three Further Double Bedrooms | Family Bathroom

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Plenty of Parking | Single Garage | Large Garden | Veranda | Workshop / Gym | Second Garage



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12 Market Place, Oundle, PE8 4BQ

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The Property

This great family home sits in an elevated position within an established and popular residential area of the town. The house has evolved over the decades and now offers versatile and light accommodation, suitable for today’s way of living.

The front door opens to a spacious hall with the lounge off to one side. The kitchen is a key part to the house and is open to the family room / dining room, creating a vast, sociable, inclusive living area. The kitchen is fitted with a range of wall and base units with granite worksurfaces and inset sink. There is an induction hob with rising extractor. There are also two electric ovens. The dishwasher is integrated. The breakfast bar provides space for casual mealtimes and links with the family area where there is space for a sofa and chairs. The dining area projects into the garden and has a vaulted ceiling adding to the character of the room. Sliding patio doors allow in plenty of light and open to the garden. The utility room is vast and will house all the family clobber, pets and appliances. There is access to the garden and also to the cloakroom / WC.

Stairs lead from the hall to the landing, which in turn provides access to the four, double bedrooms. The bedrooms to the rear have far-reaching views. The principal bedroom has a range of fitted furniture. Adjacent is the well-appointed ensuite bathroom. The remaining bedrooms have use of the stylish shower room / WC.

The house sits on a very generous plot with ample parking and turning space to the front, which is gated and set behind a dwarf wall with railings. The single garage is integrated. Gated access leads to the rear garden. This is a superb size with a huge split-level patio spanning the back of the house. The lengthy lawn leads down to a veranda and further patio, set to capture the sunshine throughout the day and late into the evening. Adjacent is a workshop / gym, which has a fitted sink. There is scope to turn this into a guest annex – Planning permission was granted for this, but has since lapsed. A second garage is set at the back of the garden – this is not accessible by car, but may well be suitable for motorcycles or other machinery. The garden is enclosed by timber fencing.

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

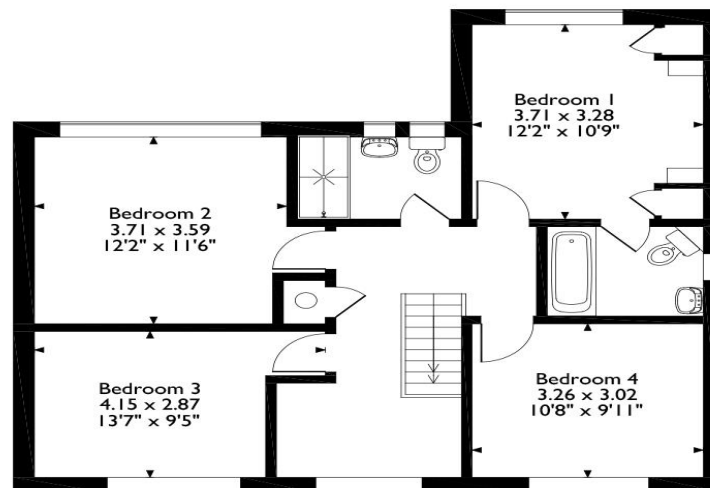
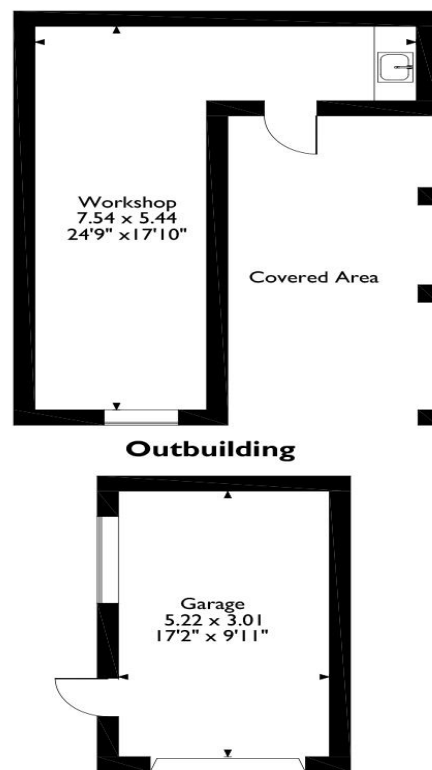
Viewings

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

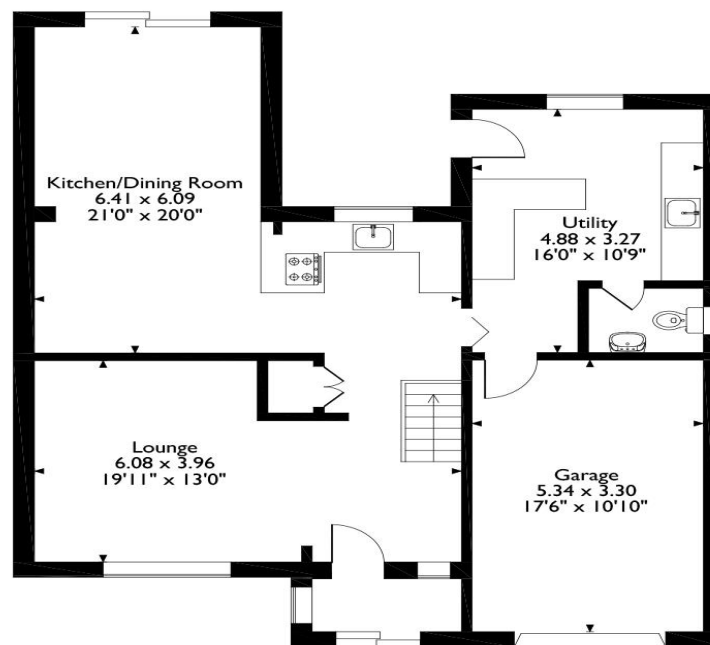








First Floor



Ground Floor



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Total Approx Gross Internal Floor Area = 201 Sq/m - 2164 Sq/ft
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