



6 SHORT CLOSE  
WARMINGTON | NORTHAMPTONSHIRE

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS



6 SHORT CLOSE | WARMINGTON | PE8 6WG

A beautifully presented and updated home with four bedrooms, delightful garden, double garage and parking, set within a small development on the edge of this popular village.

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

~

Landing | Principal Bedroom Suite with Juliet Balcony | Three Further Bedrooms | Bathroom

~

Double Garage | Parking | Beautiful Garden



**Woodford & Co.**

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM





**The Property** - This well-proportioned family home is set in a tranquil cul de sac on a small and popular development on the edge of Warmington. Built around 1999, in a traditional style to fit into the village, the house offers all the benefits of modern construction, such as LPG heating and double-glazed doors and windows. The current owners have been diligent in their maintenance of the home and have carried out a number of improvements in recent years, including the updating of the kitchen and bathroom fittings.

The front door opens to the welcoming hall. The cloakroom is to one side. Doors lead off to the reception rooms and the kitchen. The dining room is to the left and has a window to the front. The living room is across the hall and offers space for the whole family. The wood burning stove is set into the fireplace, creating a cosy focal point. Double doors open to the conservatory, which is a useful addition to the home. This gives a degree of flexibility, and offers space for formal dining and relaxation, whilst overlooking the garden.

Double doors offer a great connection to the kitchen, which has plenty of wall and base units with granite worksurfaces and granite breakfast bar. There is an inset sink. Integrated appliances include an induction hob, electric oven with warming drawer, a microwave oven and a dishwasher. There is a view over the garden. A door leads into the utility room which offers an integrated fridge / freezer and space for the usual appliances. A door opens to the garden path.

The first floor is approached via stairs from the hall, with a round window on the half-landing. There are doors off to each of the bedrooms. The principal bedroom has a Juliet balcony overlooking the garden. Another window faces east to capture the morning sun. The superbly appointed ensuite shower room offers a large walk-in shower, wash basin with vanity unit and storage, and a WC. The three remaining bedrooms have use of the family bathroom which has a shower over the bath, as well as WC and wash basing with vanity surface.

The property sits on a private drive, which it owns and there is just one property beyond it. There is parking for two, in front of the double width garage, which has power and light connected. A door opens to the back garden. A gated side path leads from the front of the house, into the rear garden. A paved patio spans the conservatory, almost extending the accommodation on a fine day. The shaped lawn is beautifully manicured and has well-stocked beds to the borders. A path leads down to the greenhouse and the garden shed. Behind the garage is a timber log store.

**Location** - Warmington is a lovely village with a shop / post office, primary school and a great pub, The Red Lion. There are riverside, and field footpaths and bridleways, leading to the countryside around. Historic Oundle is 2 miles away and offers excellent facilities. The city of Peterborough offers extensive facilities as well as main line rail travel, with journey times to London King's Cross, from 48 minutes.

**Services** – Mains water, drainage and electricity. LPG gas heating.

**EPC** – Band D

**Council Tax** – Band F

**Tenure** – Freehold, with vacant possession.

**Local Authority** – North Northamptonshire Council.

**Viewings** – a pleasure but by appointment only. 01832 274732. [info@woodfordandco.com](mailto:info@woodfordandco.com)



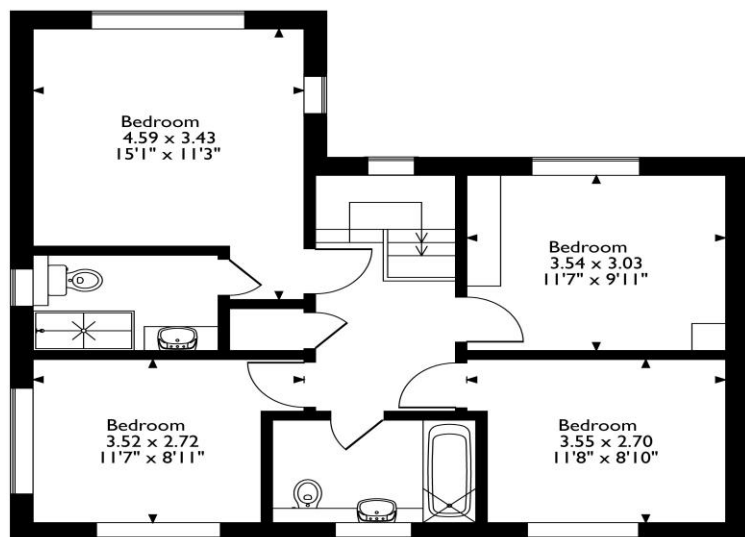




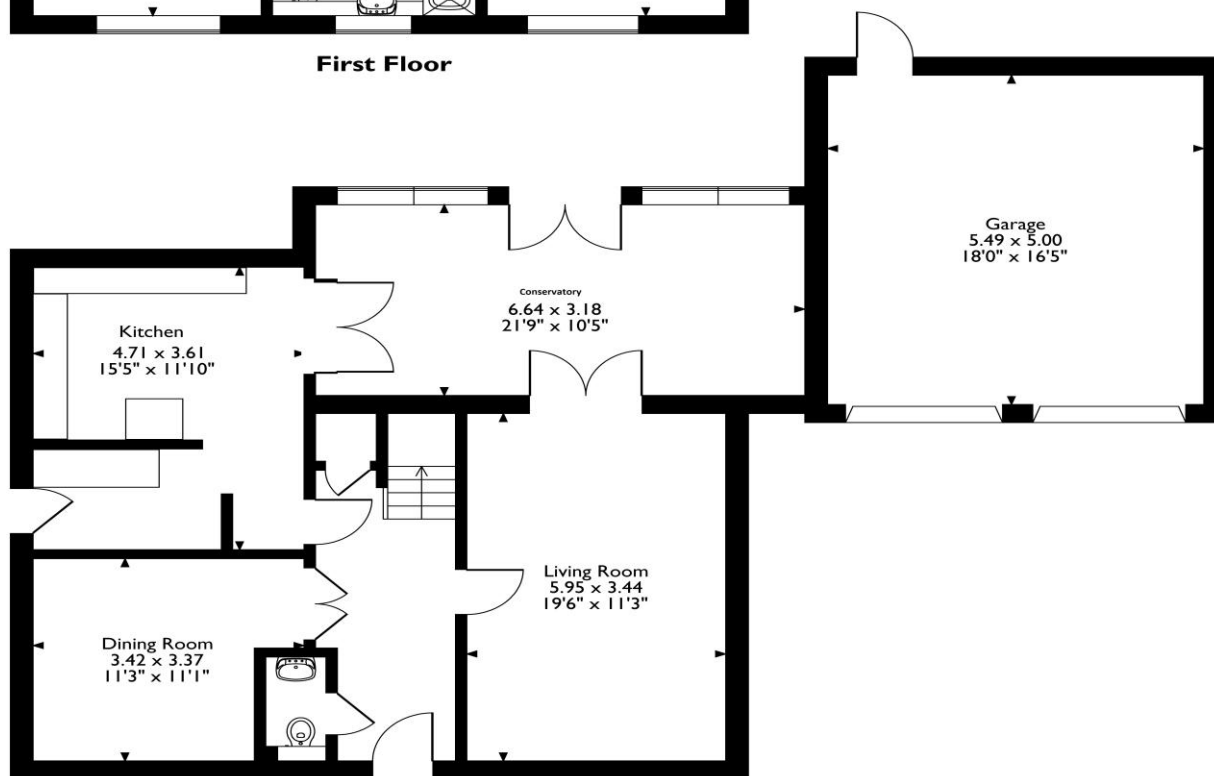








**First Floor**



**Ground Floor**

Total Approx Gross Internal Floor Area = 174 Sq/m - 1873 Sq/ft  
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8644935 - © 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