



1 CHURCH LANE
WARMINGTON | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

1 CHURCH LANE | WARMINGTON | PE8 6TB

A stone bungalow with attractive garden and double garage, set in the heart of a popular village.

Hall | Living Room | Kitchen / Breakfast Room | Pantry

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Principal Bedroom | Ensuite Shower Room | Two Further Bedrooms | Bathroom

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Double Garage | Parking | Lovely Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

This attractive stone bungalow sits beautifully in the heart of the village, enjoying a corner plot, on the junction of Church Lane and School Lane. The property has evolved and been extended over the last 60 years or so. It now offers comfortable accommodation that has been modernised to a degree, including the installation of uPVC double glazed windows and oil-fired central heating. The property has been tenanted for a number of years and is now in need of some updates and refreshing. With a little effort, the property could be brought back to its former glory.

The front door opens to the hall, which has doors off to the bedrooms and to the living room. This is a comfortable room that has a wood burning stove set into the fireplace. The kitchen is adjacent and is fitted with wall and base units with worksurfaces and inset sink. There is a gas hob and electric ovens and space for other appliances. The rear lobby is beyond and provides access to the pantry and to the main bathroom.

The main bedroom enjoys a dual aspect and has an ensuite shower room adjacent. The two other bedrooms are comfortable double rooms, and each has storage built in.

There is a gated drive beside the bungalow, providing plenty of parking and leading to the detached, double garage. The main area of garden is laid to lawn and surrounded by mature trees and shrubs, providing good privacy.

Location

Church Lane is in the heart of the village. Warmington offers a church, a popular public house and a shop /post office. It also has a popular primary school. There are footpaths and bridleways leading from the village to the gently rolling countryside that surrounds it, as well as to the river Nene. Nearby Oundle offers a range of family-run businesses, shops and restaurants, set around its historic Market Place. Peterborough is about 10 miles away and offers extensive shopping and leisure facilities, as well as main line rail travel. Both Oundle and Peterborough are accessible by a frequent bus service.

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

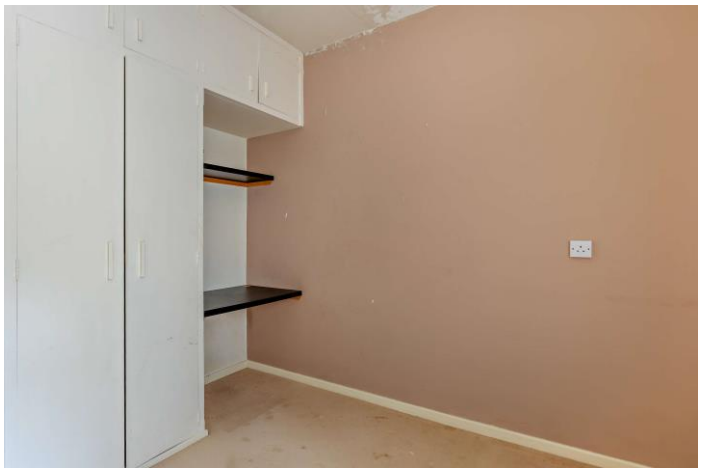
Local Authority

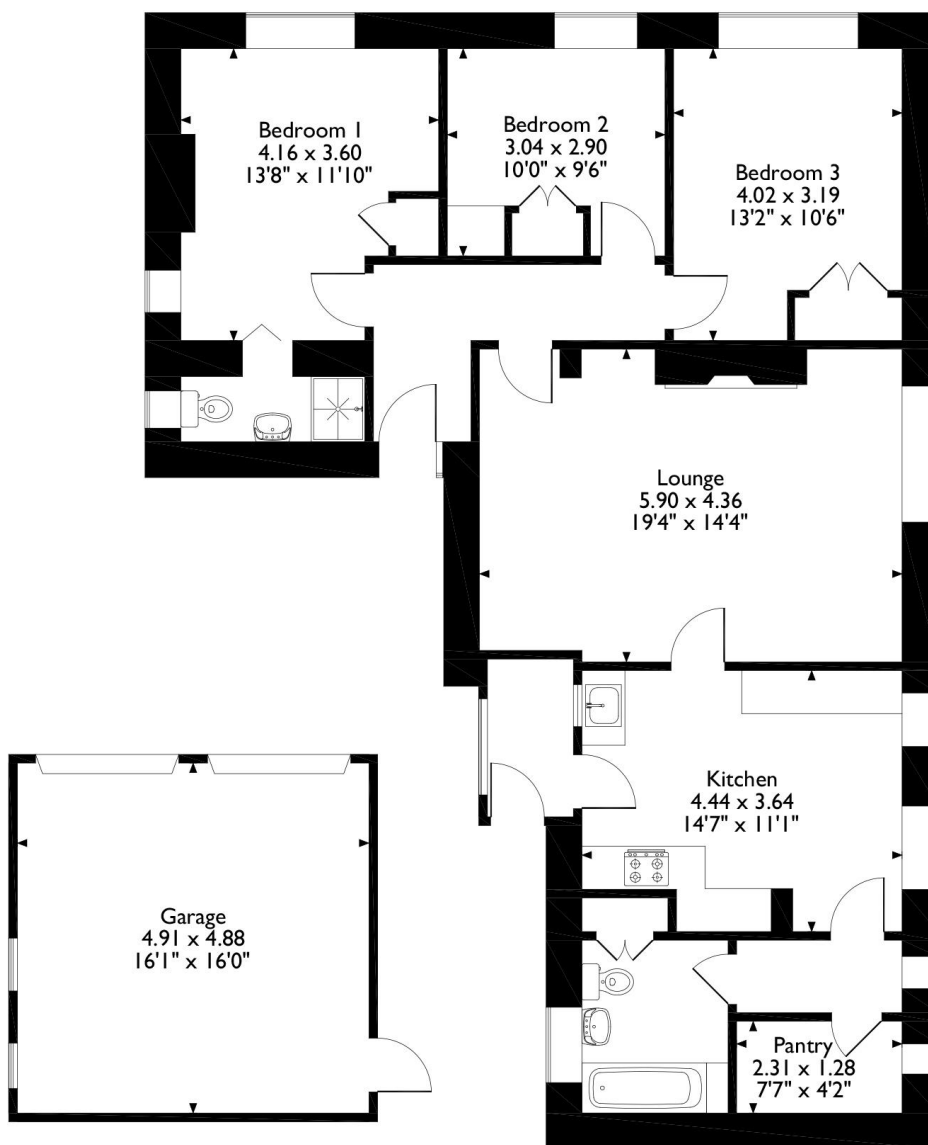
North Northamptonshire Council

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









Ground Floor

Total Approx Gross Internal Floor Area = 128 Sq/m - 1377 Sq/ft
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