



1 FOTHERINGHAY ROAD  
NASSINGTON | NORTHAMPTONSHIRE

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



1 FOTHERINGHAY ROAD | NASSINGTON | PE8 6QU

An established and extended, semi-detached house with three bedrooms, garage,  
and attractive gardens, with an outstanding rural view.

Porch | Living Room | Lounge and Dining Area | Kitchen | Games Room / Bedroom 4 | WC

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Landing | Three Double Bedrooms | Family Bathroom

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Driveway | Garage | Front & Rear Garden | Views



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12 Market Place, Oundle, PE8 4BQ

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**The Property**

Set nicely back from the roadside, this established semi-detached house sits in an enviable position, with generous gardens and a spectacular view to the rear. The property offers extended accommodation, that is suitable for family life, and perhaps may appeal to those that need single storey living, as there is scope for a bedroom suite on the ground floor.

The front door opens to the hall. The living room is set beyond and this has a large window to the front, an open fire and bi-fold doors opening to the lounge / dining room. This offers space for formal mealtimes and for sociable relaxation, as the kitchen is connected. The dining area has a great view over the garden and fields beyond. The games / family room has great proportions and enjoys views to the front and rear. There is ample space for this to be a double bedroom, particularly as there is an ensuite cloakroom, which could be altered to accommodate a shower. The kitchen is a lovely bright room with a large, east-facing window. There is plenty of storage in the wall and base units which have worksurfaces and an inset sink. There is space for the usual appliances, and an electric cooker. A door opens to the garden.

The first floor is approached via stairs from the living room. The landing provides access to each of the three double bedrooms. Each room has built-in storage. The family bathroom offers a panelled bath, with shower above, a wash basin and WC.

The house has a long front garden which is laid to lawn and has flower and shrub borders. An attractive stone wall forms the side boundary. The recently laid, block-paved drive provides ample parking before leading on to the garage. A path leads around the house to the rear garden, which has a patio adjacent to the kitchen. The lawn is divided by a rockery. The garden is enclosed by fencing. There are views across the Nene meadows.

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

**Viewings**

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 [info@woodfordandco.com](mailto:info@woodfordandco.com)



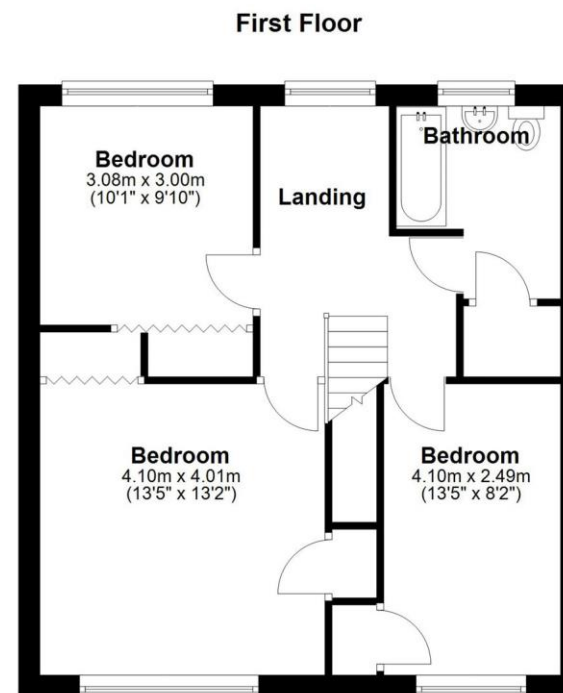
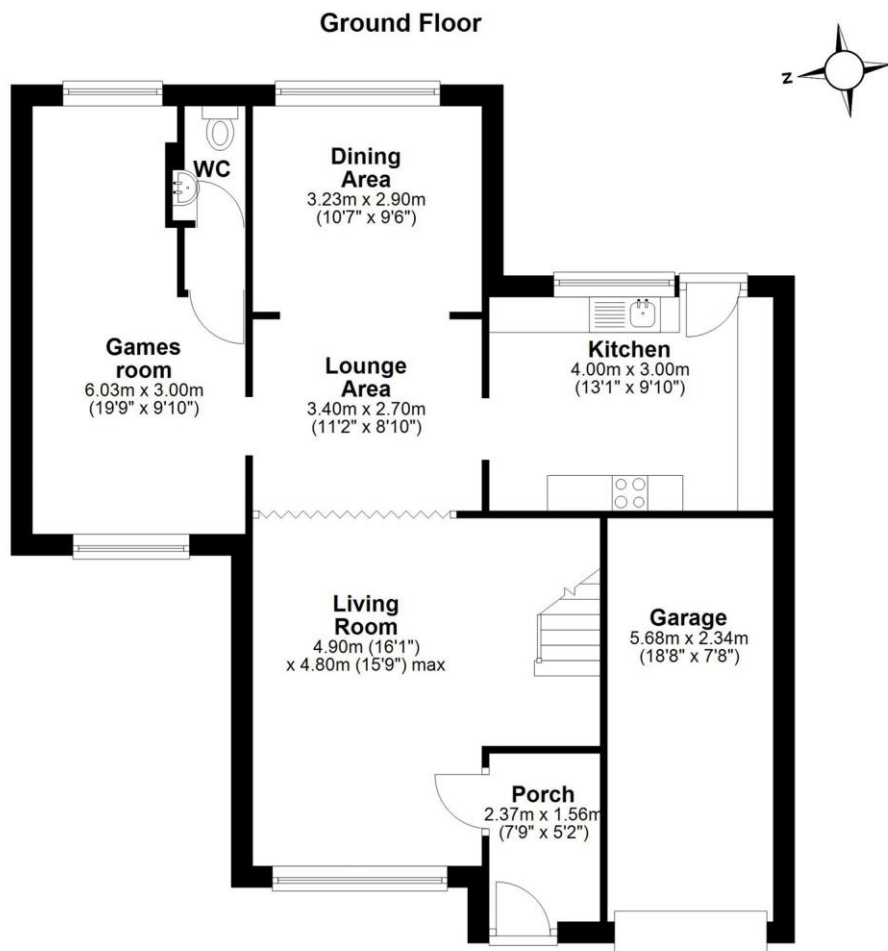












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**Total Approx Gross Internal Floor Area = 148 sq/m (1592 sq/ft)**

**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

Total Approx Gross Internal Floor Area = 126 Sq/m - 1356 Sq/ft  
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