



27 DEENETHORPE
Oundle | Northamptonshire

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

27 DEENETHORPE | NORTHAMPTONSHIRE | NN17 3EP

A superb family home with versatile accommodation, four bedrooms, gardens and a double garage,
enjoying a beautiful rural view.

Hall | Sitting Room | Snug | Conservatory | Kitchen/ Breakfast Room | Utility | Boot Room | Cloakroom

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Landing | Principal Bedroom Suite | Guest Bedroom Suite | Two Further Double Bedrooms | Family Bathroom

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Double Garage | Plenty of Parking | Gardens



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12 Market Place, Oundle, PE8 4BQ

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The Property

This modern detached home has been improved and altered since construction in the late-1990s. The property, with double glazed windows and oil central heating, offers comfortable and versatile accommodation suitable for family-life today.

The front door opens to a welcoming hall, with access to most of the ground floor rooms including the cloakroom/WC. The sitting room has a comfortable but formal feel with a handsome fireplace surrounding a multi-fuel burner providing a cosy focal point. Double doors open to the conservatory. Adjacent to the sitting room is the snug featuring a range of bespoke bookshelves and cupboards. Double doors open to the conservatory. The outstanding conservatory has the benefit of underfloor heating and comprises a substantial living area facilitating dining and entertaining space with access to the garden whilst offering lovely views over the neighbouring open fields.

The kitchen/breakfast room has an excellent range of wall and base units with granite worksurfaces featuring a breakfast bar on the large island. There is a large, induction hob range cooker with extractor hood above. Integrated appliances include a dishwasher, a microwave oven, and a wine cooler. There is space for a large American style fridge/freezer. Glazed double doors open to a large boot room with fitted units and offer plenty of space for family life and pets. Beyond is the utility room with a sink unit and space for appliances.

The first floor is approached via a turning staircase from the hall. There is access to each of the four double bedrooms. The principal bedroom has a lobby area, with built in wardrobes, opening into a large room with good views across the village to the front and side. There is fitted furniture and an additional, large walk-in wardrobe. The ensuite is fitted with a large walk-in shower, wash basin with vanity surfaces and a WC. The guest bedroom has superb field views and a fitted double wardrobe. The ensuite is fitted with a shower, WC and wash basin. There are two further double bedrooms, one with a fitted double wardrobe, each with a lovely outlook. They have use of the family bathroom. The house sits in an impressive, elevated position, giving privacy from the roadside. The large, block-paved drive provides plenty of parking and turning space. The double garage is accessed via a pair of up and over doors. Power and light are connected within. Gated access leads to either side of the house and a path runs around to the patio which overlooks the split-level wrap-around garden. The majority of the garden is laid to lawn, with a number of flower and shrub beds providing colour and interest. There are also various garden structures. These include a generous shed and a beautiful gazebo providing a sheltered seating area for the evening sunowner, whilst enjoying a view over the neighbouring countryside.

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

Viewings

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







27, Deenethorpe, Corby
 Approximate Gross Internal Area
 Main House = 225 Sq M/2422 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Outbuildings = 20 Sq M/215 Sq Ft
 Total = 274 Sq M/2949 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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