



The Shires
High Street | Denford | Kettering | Northamptonshire | NN14 4EQ

FINE & COUNTRY

STEP INSIDE

The Shires

The Shires is an impressive family residence. It is located in the desirable village of Denford which is surrounded by the countryside and close to the river. There are a choice of great local independent and state schools and the market town of Thrapston is just a short drive away. Formally the Old Rectory this property is very well presented and offers a wealth of period charm and generous proportions. It benefits from a large ground floor extension creating a kitchen/family room which really is the hub of the home.

Upon entering this property, you are greeted with a large entrance hallway with original brick flooring and a delightful window seat and wooden shutters. The main sitting room has a large bay window. There is an inglenook fireplace with a log burner fitted. Up a few steps you enter the extended part of the property. The two spaces flow really well into one. The ceilings are very high and there is lots of natural light too. There are a good number of low level and wall mounted kitchen cabinets. All of the kitchen appliances are integral. There are two lots of glass doors leading onto separate parts of the garden. There is another reception room which is currently being used as a playroom but would also make a great work from home office or even a 5th bedroom. There is another window seat in this space.

In the utility room/boot room there is a wall mounted butler sink and plenty of storage. The guest cloakroom leads off from this space and again is full of charm and character.

The first floor landing area leads off into two different directions. One end you will find the master suite which had dual aspect windows letting in plenty of light. The ensuite bathroom has a roll top free standing bath and a separate shower cubical. At the other end of the landing there are three more double bedrooms and a well appointed family bathroom. There is access to the loft space which is huge and could be converted into extra living space with the relevant planning permission.











INFORMATION

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Outside the property there are black iron railings to the front. You will find a low maintenance front garden. There is side access to the rear garden which is mostly laid to lawn. You will also find a private courtyard garden which is great for those long summer evenings of outside dining. There is also a separate single garage.

Property Construction: Standard construction

Utilities: Electricity, water, gas + sewerage all mains connected

Heating: Gas powered central heating

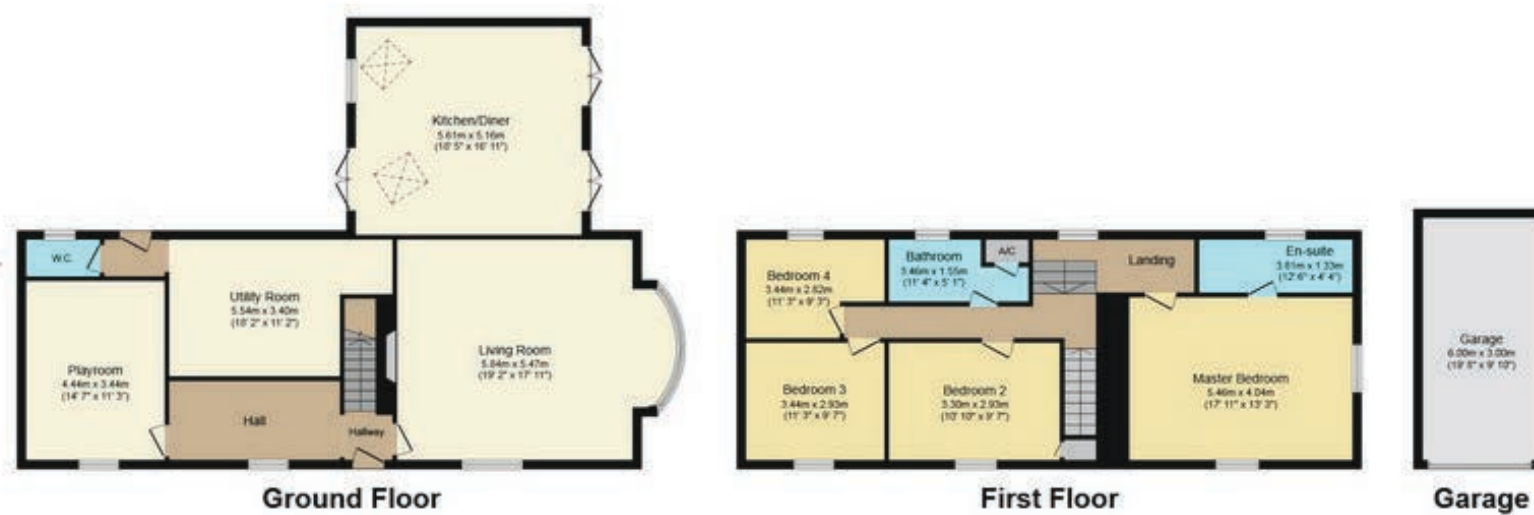
Broadband: Standard and superfast broadband available, we advise you to speak with your provider.

Mobile signal: 4G available, we advise you speak with your provider.

Parking: Single garage + on street

Council Tax: Band F (East Northamptonshire)





Total floor area 214.1 m² (2,304 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Tenure: Freehold
Council Tax Band: F

OIEO £550,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No 04018410. VAT Reg No: 754062833. Head Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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