



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Deenethorpe, Corby, Northamptonshire, NN17 3EP

£450,000

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"Roone Cottage"

Situated within the desirable hamlet of Deenethorpe, this modern detached property is positioned affording a pretty view of the Willow Brook which is a tributary of the River Nene . Built by Grace Homes, the property was constructed with a high specification using natural stone and benefitting from an air source heat pump making it aesthetically appealing and efficient to heat. The well presented accommodation comprises reception hall, guest WC, living room with a wood burning stove, open plan kitchen/diner and a utility room. Upstairs there is a family shower room and three bedrooms with a shower room en-suite to the master. There is a driveway. single garage and a well maintained garden.

Description:

A great opportunity to secure this stone detached house which is beautifully positioned towards the edge of Deenethorpe with the Willow Brook gently flowing by. The well presented accommodation comprises reception hall with stairs rising to the first floor, there is a guest WC situated off the hall. The living room is dual aspect with French doors opening onto the rear garden. There is a feature fire place with a Chesney wood burning stove. The kitchen/diner is open plan and is also dual aspect with French doors opening onto the side garden. There is a smart fitted range of wall and base level units with quartz work surfaces incorporating an under counter sink with mixer tap and quartz upstand. There is an integrated range of appliances including a fridge, freezer, and dish washer while there is a floor standing range cooker. Ceramic tiled floor.

The utility includes a base unit with work surfaces incorporating a sink with drainer with mixer tap and ceramic tiled wall surrounds. There is space and plumbing for a washing machine and dryer.

From the first floor landing there are three bedrooms with a double shower room en-suite to the master which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

The family shower room has been refitted with a large walk-in shower with panelled wall surrounds, an anthracite shower tray, brushed nickel dual outlet shower, WC and a wall hung vanity unit with wash hand basin with ceramic tiled wall surrounds.

There is a Mitsubishi air source heat pump which is maintained under a service plan.

Room Measurements:

Living Room - 5.64m x 3.3m (18'6" x 10'10")

Kitchen/Diner - 5.64m x 3.33m (18'6" x 10'11")

Utility Room - 2.03m x 1.93m (6'8" x 6'4")

Bedroom One - 4.22m x 3.3m (13'10" x 10'10")

Shower Room Ensuite - 3.33m x 1.22m (10'11" x 4'0")

Bedroom Two - 3.25m x 2.95m (10'8" x 9'8")

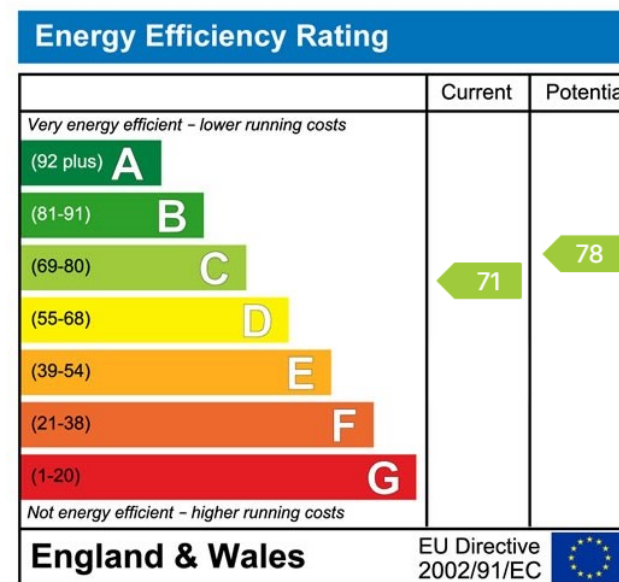
Bedroom Three - 3.25m x 2.46m (10'8" x 8'1")

Shower Room - 2.74m x 1.7m (9'0" x 5'7")





- Modern Stone Detached House
- Built by Grace Homes
- Situated Opposite the Pretty Willow Brook
- Generous Sized Garden
- Air Heat Source Pump
- Chesney Wood Burning Stove in the Living Room
- Open Plan Kitchen/Dining Room with Quartz Work Surfaces
- Three Bedrooms
- Driveway and Single Garage
- Stunning Rural Position



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

