



**CHURCH STREET, NORTHBOROUGH, PE6 9BN  
£595,000 FREEHOLD**

A beautiful, picture perfect detached thatch cottage within the ever-popular village of Northborough, a quite stunning Grade II listed home. Having undergone a myriad of thoughtful improvements over the last decade and sympathetic reconfiguration for modern day living, without losing the effervescent charm and character of such a wonderful building.

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## ACCOMMODATION

A striking grade II thatched family home, set within the well-regarded conservation area of Northborough, a charming property with an attractive stone façade, the newly replace Oak entrance door opens through to:

### ENTRANCE HALL

As you step down into this characterful home there is so much to take in, with window to the front aspect, natural light illuminates the whitewashed timber beams, exposed stonework, school master radiator, bespoke coats cupboard and finished with Amtico flooring.

### CLOAKROOM

With frosted window to the rear aspect and comprising a two-piece suite, low level WC and wash hand basin set in vanity unit, tiled splashbacks and tiled effect flooring.

### SITTING ROOM

15'1 x 14'11 a bright reception room with windows to both the front and side aspects and French doors to the rear onto the gardens, whitewashed timber beams, radiator, power points, TV point and wood effect flooring.

### SNUG

14'2 x 15'1 a beautiful room with dual aspect windows to the front and rear, with an inviting inglenook stone fireplace with timber mantle and open fire, exposed timber beams, school master radiator, twisted timber stairs to the first-floor accommodation, power points and Amtico flooring.

### KITCHEN LIVING DINING ROOM

33' x 11'7 a stunning reconfigured space for modern family living, with windows to the front and side aspects and French doors to the side

onto the gardens, ample space for cozy sofas and dining with exposed stone work, the kitchen area has a further sky light, and was refitted by Devonport's, comprising a range of bespoke base and eye level storage units incorporating quartz work surface with sink inset and mixer tap over, integrated double oven and five ring gas hob with extractor fan over, integrated dishwasher, pantry unit, breakfast bar, vertical radiator, power points, TV point and tiled flooring.

### UTILITY

10'6 x 5'9 with window to the rear aspect and stable door to the side, again refitted by Devonport, comprising base and eye level storage units, quartz work surferc with sink inset and mixer tap over, concealed boiler cupboard, plumbing and space for washing machine, space for tumble dryer, power points.

### LANDING

A long light landing with dual windows to the front aspect, loft access, recessed airing cupboard, radiator and power points.

### BEDROOM

10'5 x 11'5 a lovely double bedroom with windows to the front and side aspects, with recessed storage cupboard, radiator, power points and wood flooring.

### BEDROOM

11'4 x 12'7 another double bedroom with window to the rear aspect, fitted wardrobe with hanging rails, exposed timber beams, radiator, power points and wood effect flooring.

### BATHROOM

With frosted window to the rear aspect comprising a quality refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rain shower over, alcove shelving, extractor fan and tiled effect flooring.

### PRINCIPAL BEDROOM

14'11 x 13'5 an attractive principal room with windows to the both the front and rear aspect and further window to the side, fitted double wardrobe, radiator, power points wood effect flooring and sliding pocket door through to:

### EN SUITE

With frosted window to the rear aspect, comprising a quality four-piece suite, low level WV, wash hand basin set in vanity unit, curved panel bath and corner shower cubicle with rain shower over, heated towel rail, loft access, tiled splash backs and extractor fan.

### OUTSIDE

A fantastic location with the conservation area of Northborough, with block paved driveway to the side, offering off road parking and leading to a detached GARAGE 15'10 x 7'10 with up and over door power and light connected, adjacent to the garage is a HOME OFFICE 15'10 x 7'2 with window to the side and rear aspects, electric heater, power and light connected with wood effect flooring. Above the garage there is a STORE ROOM 12 x 10'10 with Velux window to the side which would make a great studio or annex conversion (STRPP) with additional eaves storage. The rear gardens are a delight with sectioned areas, split level lawns with patio seating and water feature, timber shed, further lawns and cultivated area with trellis work, mature trees and dug beds, there is a further split level courtyard area with outside lighting and ample space for seating.



GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 2153 sq.ft. (200.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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