



**11 Sywell**  
**Sywell Village, Northamptonshire**

**oriordanbond**  
TOWN & COUNTRY





# 11 Sywell

Sywell Village

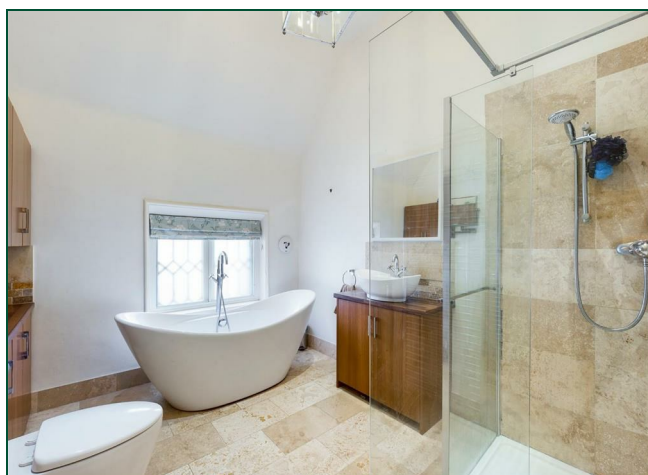
NN6 0BQ

£340,000

**O'Riordan Bond is delighted to offer for sale this pretty three bedroom Grade II Listed stone cottage located within the popular village of Sywell. The cottage has been sympathetically improved by the current owner.**

Accommodation comprises sitting room, re-fitted kitchen/dining room, three bedrooms and a re-fitted bathroom. Outside is cottage style front garden with flower borders and path leading to front door. To the rear is a lovely courtyard leading to a stone barn ideal for use as a utility room or study and a further door leading to a rear garden with good size lawn, patio and decked patio areas. The property benefits from gas central heating and part secondary glazing. (B/1027/M)

- Grade II Listed stone cottage
- Three bedrooms
- Re-fitted kitchen and bathroom
- Gas radiator heating
- Good size rear garden
- Stone barn ideal as utility or home office



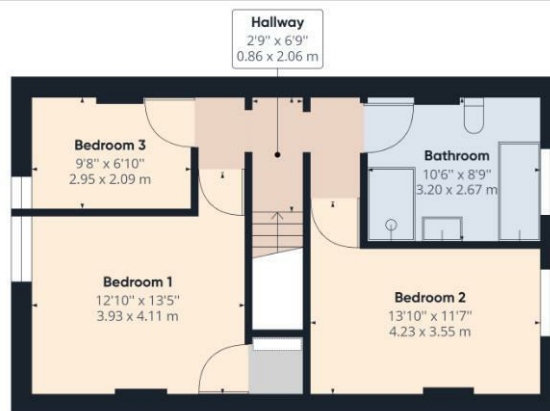




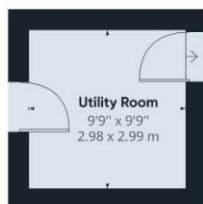




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

1130.22 ft<sup>2</sup>  
105.00 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Additional information

- Council Tax Band: C
- Energy Efficiency Rating:

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Earls Barton Sales**

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