FOR SALE
01604 810088

West Street
Ecton, Northamptonshire

oriordanbond
SALES & LETTINGS

West Street

Ecton
NN6 0QF

Price
£400,000

A charming spacious detached cottage with period features, located in the sought after village of Ecton enjoying stunning views to the front. This superb cottage is presented in excellent condition retaining period features yet offering modern living to include two reception rooms with exposed beams and an extended kitchen/dining room with exposed beams to ceiling.

Accommodation comprises entrance hall/family room/study, sitting room with log burner, cloakroom/WC, fitted kitchen/dining room, first floor landing, master bedroom, further double bedroom, third bedroom and family bathroom with spa bath and shower over. Outside to the front of the cottage is a brick retaining wall with cottage garden courtyard. The pretty landscaped rear garden is enclosed with side access, patio areas, lawn area and flower borders. The property also benefits from partial double glazing and gas central heating. (A/1020/S)

- Charming and spacious three bedroom detached cottage
- Two reception rooms
- Extended kitchen/dining room
- Gas radiator heating
- Landscaped cottage garden
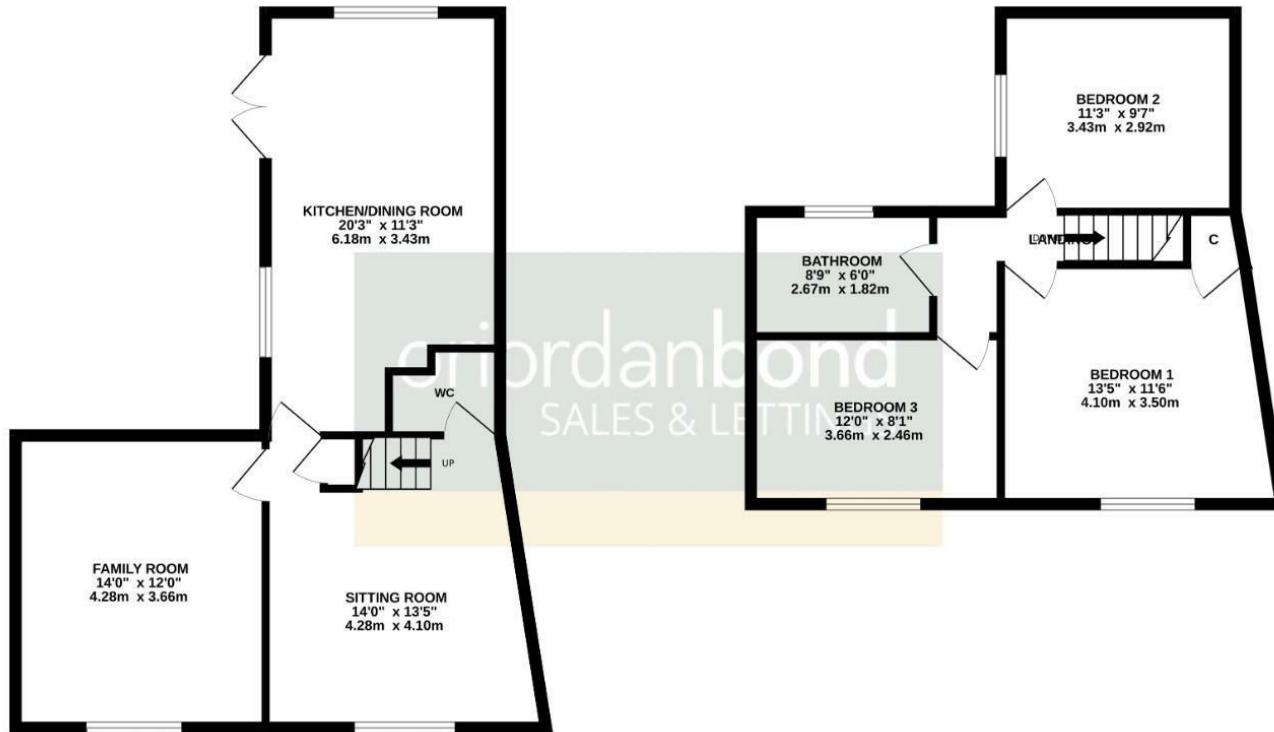- Stunning views to front over countryside

GROUND FLOOR

1ST FLOOR

KITCHEN/DINING ROOM
20'3" x 11'3"
6.18m x 3.43m

BEDROOM 2
11'3" x 9'7"
3.43m x 2.92m

BATHROOM
8'9" x 6'0"
2.67m x 1.82m

LANDING

C

WC

BEDROOM 1
13'5" x 11'6"
4.10m x 3.50m

BEDROOM 3
12'0" x 8'1"
3.66m x 2.46m

UP

FAMILY ROOM
14'0" x 12'0"
4.28m x 3.66m

SITTING ROOM
14'0" x 13'5"
4.28m x 4.10m

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TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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Additional information

• Council Tax Band: D
• Energy Efficiency Rating: D

Viewing
Viewing strictly by appointment – details below

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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.

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The Property Ombudsman

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