



HARWOODS

Chartered Surveyors & Estate Agents



1 Frost Court, Great Doddington
Northamptonshire NN29 7NL

£335,000 Freehold

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1 Frost Court, Great Doddington, Northamptonshire NN29 7NL

A well proportioned bay-fronted 4 bedroom semi-detached family house situated in a very sought after village and enjoying attractive views from the front across to the Nene valley.

The property offers spacious accommodation arranged over three floors to include a guest cloakroom/WC, living room with bay window, kitchen/dining room with fitted appliances, 4 double sized bedrooms (of which one could be used as a second living room), en suite shower room and main family bathroom.

Features include gas radiator central heating, UPVC double-glazing, generous sized private garden, driveway and single garage.

Great Doddington is ideal for keen walkers with the stunning Nene valley and Summer Leys Nature Reserve all close by. The village also has a primary school, village shop, pub, club, church and chapel. A more comprehensive range of shops and amenities are available at nearby Wellingborough. A regular rail service operates from Wellingborough to London St Pancras with a journey time of around 55 minutes.

This is a versatile property in a desirable location and an early viewing is recommended. NO UPPER CHAIN.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Recess Porch

With composite double-glazed door to:

Entrance Hall

Radiator, staircase rising to 1st floor landing, under-stairs cupboard and doors off to:

Cloakroom/WC

White suite comprising WC and washbasin. Radiator. Extractor Fan.

Living Room

13'10" plus bay x 11'2" max (4.22m plus bay x 3.40m max)

Gas fire (disconnected), TV/FM/Satellite aerial point, telephone master socket, double radiator and UPVC double-glazed bay window to the front.

Kitchen/Diner

16'2" x 10'0" (4.93m x 3.05m)

Range of units to include base cupboards, base drawers, wall cupboards and work-surface areas. Single drainer 1.5 bowl sink, gas hob, extractor hood, dishwasher, fridge/freezer and oven/grill. Tiled floor, plumbing for washing machine, radiator, TV aerial point, telephone point, UPVC double-glazed window to the rear and UPVC double-glazed French doors to the rear garden.

First Floor Landing

Radiator, central heating thermostat, staircase rising to 2nd floor, doors off to:

Bedroom 2

16'2" max x 11'10" max (4.93m max x 3.61m max)

TV aerial point, two radiators and two UPVC double-glazed windows to the front with views across to the Nene valley.

Bedroom 3

16'2" max x 9'2" (4.93m max x 2.79m)

Built-in wardrobe, two radiators, TV aerial point and two UPVC double-glazed windows to the rear.

Family Bathroom

White suite comprising WC, pedestal washbasin and panelled bath (with shower/mixer tap). Radiator, extractor fan, fully tiled walls and UPVC double-glazed window to the side.

Second Floor Landing

Airing cupboard (Glow worm Energy 25s boiler and hot water cylinder), loft access and doors off to:

Bedroom 1

13'10" max x 10'7" (4.22m max x 3.23m)

Built-in wardrobe/storage cupboard, TV aerial point, telephone point, radiator, UPVC double-glazed window to the front with views across to the Nene valley. Door to:

En Suite Shower Room

With white suite comprising WC, pedestal washbasin and large shower enclosure. Radiator, part tiled walls, extractor fan and UPVC double-glazed window to the side.

Bedroom 4

16'2" x 9'2" (4.93m x 2.79m)

Built-in wardrobe, TV aerial point and two double-glazed Velux roof-light windows to the rear.

Outside

Front garden with lawn. Block paved driveway leading to the larger than average single garage (described more fully below). Generous size garden that extends to rear and side of the house. Patio, lawn and good levels of privacy. Outside water tap.

Garage

17'1" x 9'4" (5.21m x 2.84m)

Garage door to front, side personnel door into the garden, power sockets and lighting.

Council Tax Band

North Northamptonshire Council. Council Tax Band D.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		