



HARWOODS

Chartered Surveyors & Estate Agents



20 High Street, Great Doddington
Northamptonshire NN29 7TQ

£275,000 Freehold

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20 High Street, Great Doddington, Northamptonshire NN29 7TQ

For sale with no upward chain; a quaint, stone built detached 2 bedroom cottage situated in the popular village of Great Doddington. The property is a short walk to several of the village amenities, including the Primary School, shop and local pub. The village enjoys some wonderful scenery of the Nene Valley and countryside walks leading to Summer Leys Nature Reserve.

The house has an abundance of character, featuring exposed beams, period fireplaces along with stripped wood and flagstone flooring. The accommodation comprises of small entrance hall, refitted kitchen with integrated hob and oven, lounge with stone fireplace, 2 bedrooms and a 'Jack and Jill' bathroom suite.

The property enjoys an open garden to the front which is mainly paved with lawn borders and features a useful stone outbuilding. Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front via period wood door, carpeted stairs leading up to the first landing, ground floor doors leading to the kitchen and lounge. Wall mounted fuse board.

Kitchen Breakfast Room

12'9" x 8'9" (3.89m x 2.67m)

Refitted kitchen with space for a small table and featuring base and wall mounted cupboards, pull out drawers, steel sink and drainer, tiled splash backs, work tops, ringed gas hob, oven, downlights, double glazed window to the front, exposed period beams and flagstone flooring.

Living Room

12'9" x 12'8" (3.89m x 2.72m)

Fitted carpet, period stone fire place, exposed beams, double glazed windows to the front and rear, radiator and downlights.

First Floor Landing

Small landing with doors to both bedrooms (inturn leading to the bathroom).

Bedroom 1

12'9" x 8'11" (3.89m x 2.72m)

Fitted carpet, double glazed window to the front, radiator, door to a small inner landing housing the 'Artisan' gas fired boiler and leading to the bathroom.

Bedroom 2

12'11" x 7'5" (3.94m x 2.26m)

Fitted carpet, double glazed window, feature period fire place, radiator and door to the bathroom.

Bathroom

Attractive 'Jack and Jill' style bathroom suite featuring claw bath with mixer shower, WC, wash hand basin, stripped wood flooring. Doors to both bedrooms, double glazed window.

Outbuilding

15'11" x 11'7" (4.85m x 3.53m)

Useful stone outbuilding with wood door and casement window.

Garden

The garden is positioned all to the front of the property and is screened front the road by a stone wall. The garden is predominately block paved with turfed areas and raised beddings.

Agents Note

The property falls within the village conservation zone but is does not have a historic listed status.

Council Tax

North Northamptonshire Council. Band Rating C.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

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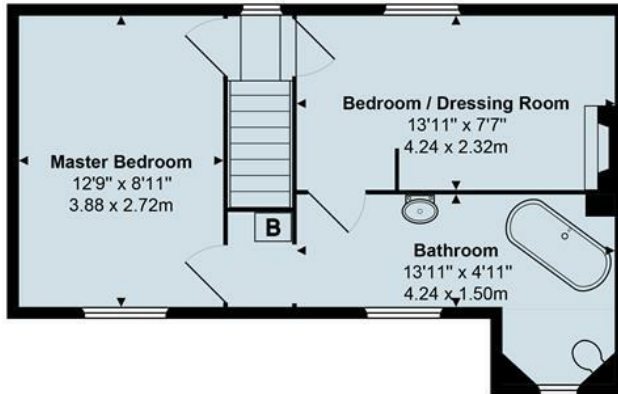
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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



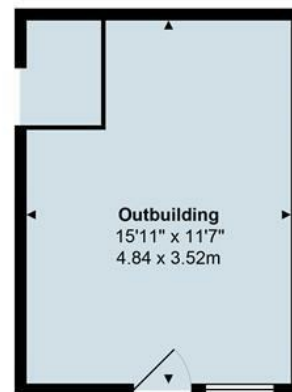
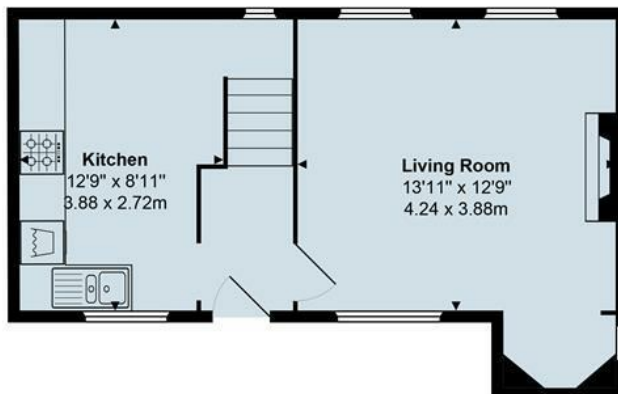


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First Floor
Area: 348 ft² ... 32.3 m²



Ground Floor
Area: 348 ft² ... 32.4 m²

Total Area: 696 ft² ... 64.7 m² (excluding outbuilding)
All measurements are approximate and for display purposes only

Energy Efficiency Rating	
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

Environmental Impact (CO ₂) Rating	
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	
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