



High Street

Guilsborough, Northamptonshire

oriordanbond
SALES & LETTINGS



High Street

Guilborough
NN6 8PY

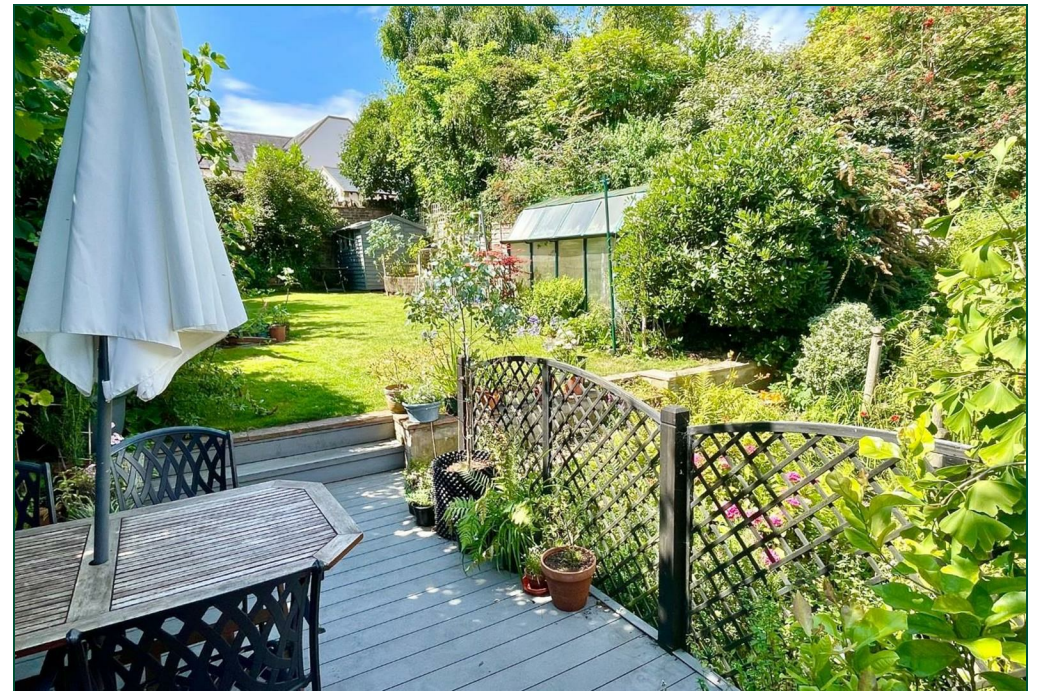
Guide Price
£440,000

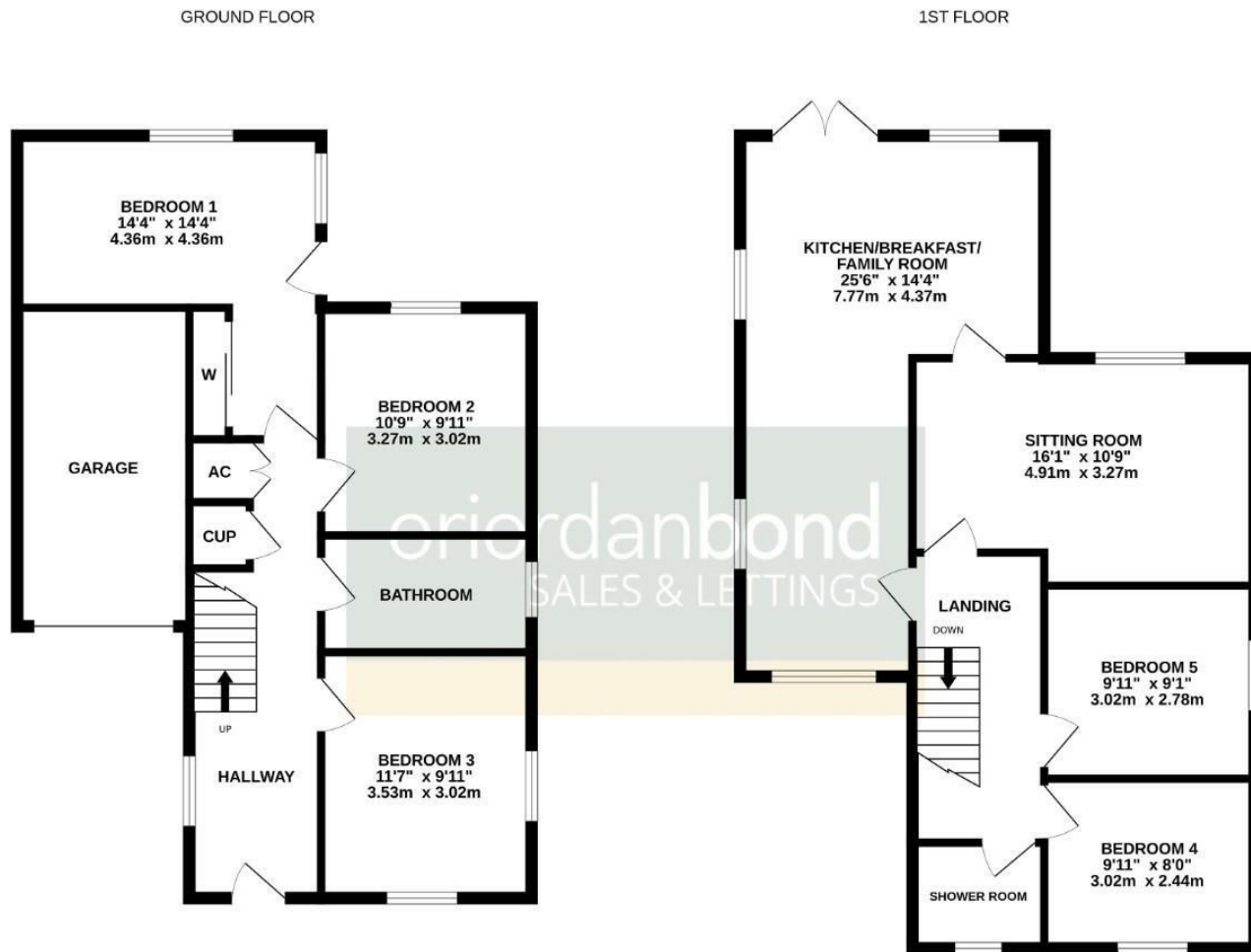
Deceptive in size measuring at just under 1,300ft² is this excellent value for money property. Constructed in the 1960's, this detached house with garage is situated on an elevated south/westerly facing plot with 60ft private rear garden, located in the highly regarded village of Guilborough. The property has been completely modernised and reconfigured by the existing owners offering versatile living accommodation and a great deal of quirkiness.

Cleverly thoughtout given the elevated plot, the accommodation comprises to the ground floor a spacious light and airy entrance hall offering plenty of storage and utility cupboard, three rooms (currently used as bedrooms) and a modern family bathroom. To the first floor are two further rooms (currently being utilised as bedrooms), a family shower room, a sitting room with log burner and a beautiful L-shaped open plan kitchen/breakfast/family room with integrated appliances leading onto the private landscaped rear garden. Outside, the property has off road parking for three cars giving access to the integral garage. The rear garden has a lovely decked area straight off the kitchen/breakfast/family area enjoying views of the private sunny garden and galleried view over the beautiful established rockery lowering down to the ground floor accommodation. (A/1285/L)

- Five bedroom detached home on elevated plot
- L-shaped open plan kitchen/breakfast/family room
- Separate family bathroom and shower room
- Electric to radiator heating
- South/westerly facing landscaped rear garden
- Ample off road parking and integral garage







TOTAL FLOOR AREA : 1285sq.ft. (119.4 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: E

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 Brixworth Sales

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