

**BEDROOM 2:** 13'1" x 6'8" (3.99m x 2.3m) Fitted wardrobes, inset dressing table, electric radiator, power points

**BEDROOM 3:** 8'6" x 7'10" (2.59m x 2.39m ave) Fitted wardrobes, inset dressing table, electric radiator, power points

**SHOWER ROOM:** 8'10" x 4'11" (2.68m x 1.51m) Enclosed fully tiled Shower Stall with Mira shower, pedestal basin with mixer tap, low suite WC, half tiled surrounds, electric radiator, tiled floor.

**OUTSIDE:**

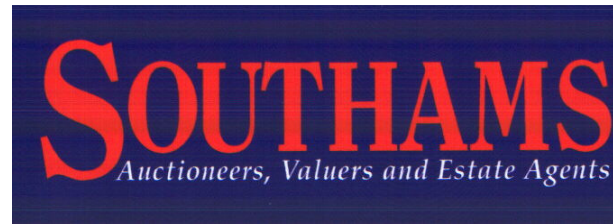
Gravelled access drive to the side of the property leading to a detached single Garage.

The land extends from the Conservatory southwards with both gravelled area and garden.



**OPENING HOURS:** 2.00pm  
Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 4.00pm.

[www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.southams.com](http://www.southams.com)



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**MONTROSE COTTAGE  
29 MAIN STREET  
WOODNEWTON**



**Guide Price £350,000**

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.

A three bedroom Period Stone Cottage, providing the opportunity for Renovation, Refurbishment and Extension to give well proportioned accommodation with extensive South facing gardens to the rear. The property is situated to the centre of an attractive Nene Valley village with active Village Hall, Public House and Church.

The property is within easy reach of all the amenities of the market towns of Oundle and Stamford with the nearby city of Peterborough offering additional facilities, together with Inter-city rail links and the improved A14 route to Cambridge.

**REAR CONSERVATORY ENTRANCE to:-**

**CONSERVATORY: 14'1" x 12'7" (4.30m x 3.83 m ave)** Dwarf walls, double glazed casements and roof, tiled floor, electric ceiling fan, electric radiator, wall light and power points.



**SITTING ROOM: 15'5" x 14'5" (4.69m x 4.39m ave)** Open hearth, revealed stonework, exposed beams, pendant and wall light points, tiled sills, electric radiator, phone and power points, stairs to First Floor



**DINING ROOM: 15'3" x 11'7" (4.65m x 3.53m)** Inglenook fireplace, exposed beams, tiled sill, electric radiator, wall light points



**KITCHEN: 11'2" x 5'7" (3.41m x 1.71m)** Inset 1¼ bowl sink unit with mixer tap, fitted work surface, tiled splashbacks, panelled base and wall cupboards, plumbing for automatic washing machine, fluorescent light, power points.



**LANDING:** Built in airing cupboard with insulated tank and immersion heater, electric radiator.

**BEDROOM 1: 13'5" x 6'11" (4.09m x 2.11m)** Fitted wardrobes, inset dressing table, electric radiator, power points

