

Front Bedroom 2:
4.13m x 2.80m (13'7" x 9'2") fitted wardrobes,
radiator, power points

Rear Bedroom 3:
4.09m x 2.79m (13'5" x 9'2") fitted wardrobes,
radiator, power points,

Bathroom:
3.80m x 2.04m (12'6" x 6'8") (overall) panelled
bath, low suite w.c (concealed cistern), vanity basin
with cupboards under, separate shower stall with
Triton (mains) shower, radiator, extractor, tiled
surrounds, shaver point

Second Floor Landing:
Built in storage cupboard, power points

Bedroom:
5.97m x 4.95m (19'7" x 16'3") Dormer to front, Velux
to rear, radiators, power points, phone, t.v points

Dressing Room:
2.19m x 1.43m (7'2" x 4'8") radiator, separate
storage with insulated cylinder tank (disconnected)
fused points for immersion heater

En Suite:
2.88m x 1.60m (9'5" x 5'3") Tiled Triton shower,
vanity basin, cupboards under, low suite w.c,
concealed cistern, extractor, radiator, Velux, shaver
point

Outside:
Enclosed front and rear gardens, field gates to
hardstanding and Double Garage: 5.56m x 4.90m
(18'3" x 16'1") Power, light, twin metal up and over
doors, side personnel door

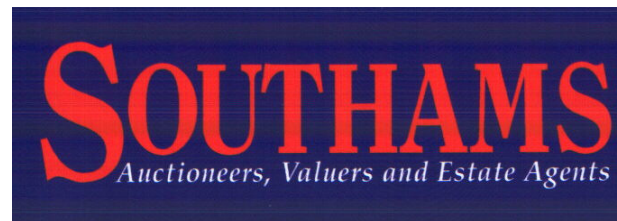


OPENING HOURS

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Offers over £400,000

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A modern detached family house constructed in Country Stone with uPVC double glazing and radiator central heating complete with thermostatic valves, under a pitched tile roof, occupying an enclosed garden with detached double garage to the edge of a small development in a village with excellent amenities, lying some 3 miles from the market town of Oundle and with easy access to the A605, the A1 and Peterborough.

THE PROPERTY IS IN NEED OF RESTORATION AND REFURBISHMENT.

Entrance Porch:

Inset lights, quarry tiled floor, ½ glazed Entrance Door

Entrance Hall:

Radiator, twin pendant lights, power points, smoke alarm.

Cloakroom: Pedestal basin, low suite w.c



Study:

2.50m x 1.84m (8'2" x 6'0"), radiator, power points, dimmer switch

Lounge:

4.91m x 3.62m (16'1" x 11'11") Marble fireplace and hearth with timber mantle surround, power points, t.v and phone points, radiator, coving, double French Doors to:



Dining Room:

3.67m x 2.63m (12'0" x 8'8") (ex bay) fully glazed door to rear garden, radiator, coving, power points



Utility:

2.77m x 1.75m (9'1" x 5'9") Freestanding cupboard and drawers, inset stainless steel single drainer sink, tiled splash back, radiator, extractor, central heating programmer, ½ glazed door to garden.

Boiler Room:

1.77m x 0.78m (5'10" x 2'7") Grant oil fired boiler, power point.



Kitchen:

3.66m x 3.22m (12'0" x 10'7")

Base cupboards and drawers, work tops, inset stainless steel 1 ¼ bowl single drainer sink, Neff hob & extractor hood. Neff hob and extractor hood, Neff eye level oven, tiled splashbacks, radiator, power points, phone point



First Floor Landing:

Radiator, smoke alarm

Front Bedroom 1:

4.91m x 3.65m (16'1" x 12'0") 2 x double fitted wardrobes, radiator, power points, dimmer switch

En Suite:

2.63m x 1.53m (8'8" x 5'0") Enclosed shower Triton, above vanity basin, cupboards under, low suite w.c concealed cistern, extractor

