



Brewery Yard, Sudborough Kettering  
**£310,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Landscaped rear garden with an abundance of mature shrubs, trees and bushes.
- Log burner fitted to the dining room.
- Sitting room with feature fireplace
- Extensive storage cupboard to ground floor.

## ■ Utility room with downstairs w/c

- Ground Floor
  - Sitting Room - 11' 2" x 13' 3" (3.43m x 4.06m)
  - Dining Room - 14' 1" x 13' 3" (4.30m x 4.06m)
  - Kitchen - 14' 7" x 6' 7" (4.50m x 2.07m)
  - Utility/Cloaks w/c - 5' 4" x 6' 9" (1.67m x 2.12m)

## First Floor

- Bedroom One - 11' 1" x 13' 5" (3.41m x 4.13m)
- Bedroom Two - 13' 1" x 7' 6" (4.01m max. x 2.32m)
- Shower Room - Three-piece suite

## Outside

### Front

Approached via a shared gravelled driveway with a space to the front, having an enclosed front courtyard.

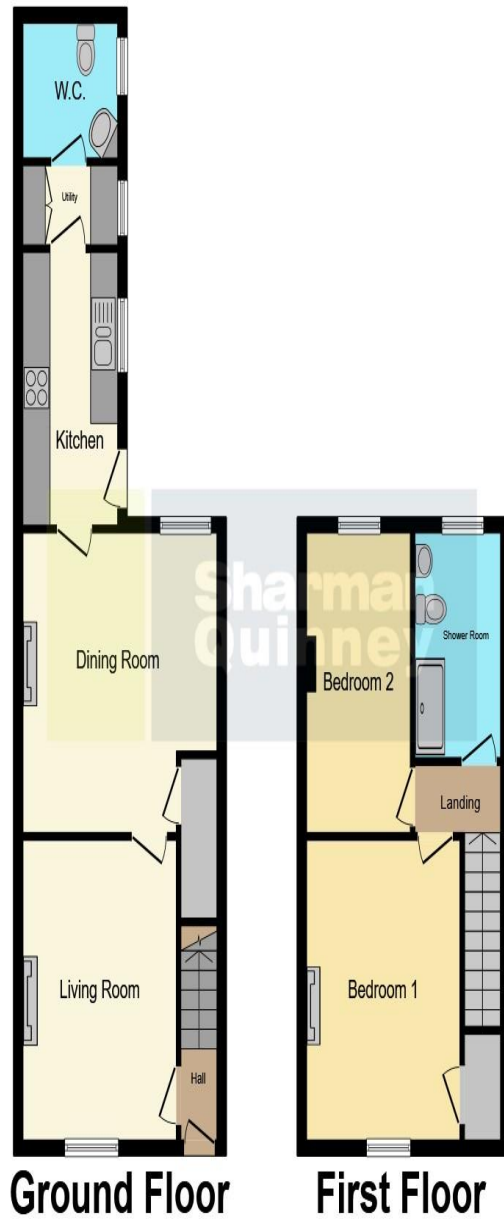
### Rear

A notable feature to the property is the rear garden which has been beautifully landscaped by



the current owners. There is an abundance of mature shrubs bushes and trees to the garden and backs onto paddock.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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