



Woodwell Cottages, Twywell Kettering  
£325,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- A charming two bedroom cottage located in a quiet and rural location.
- Benefits include outbuildings/workshops one which measure 21ft 2 x 18ft 3.
- The cottage backs onto a pleasant brook with a paved patio area

■ An open plan kitchen/diner, separate sitting room & conservatory

Ground Floor  
Sitting Room - 11' 2" x 11' 8" (3.44m x 3.60m)  
Kitchen/Diner - 11' 3" x 14' 2" (3.47m x 4.33m)  
Utility - 6' x 5' 5" (1.85m x 1.69m)  
Conservatory - 7' 8" x 11' 9" (2.38m x 3.63m)

First Floor  
Bedroom One - 11' 7" x 9' 6" (3.59m x 2.95m)  
Bedroom Two - 12' 5" x 7' 5" (3.83m x 2.29m)  
Family Bathroom - Three-piece bathroom

Outside  
Rear  
Having an immediate paved patio with steps down to the brook.

Front  
The front garden is enclosed by brick walling,

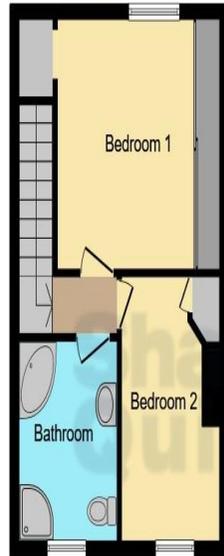


carport which in turn leads to an additional gravelled driveway. Large double gates which in turn leads to a number of outbuildings, one of which measures 21' 2" x 18' 3" (6.48m x 5.60m) the owners are currently utilising this area as a home cinema, but of course would be open to your own interpretation and use. The majority of the garden is gravelled with raised beds, an abundance of mature shrubs, bushes to borders. A further hardstanding leads to some additional workshops which is complete with power and lighting, again this is a really useful storage and work area which would serve many purposes.

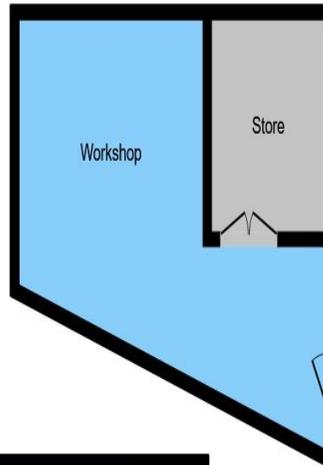




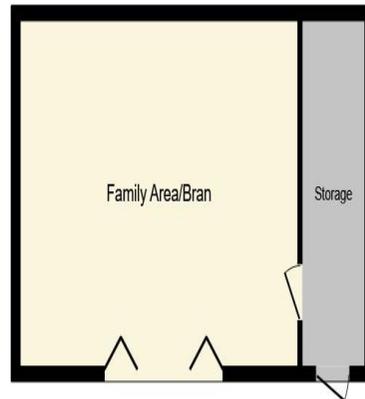
**Ground Floor**



**First Floor**



**Outbuilding**



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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