



Mulberry Cottage Main Street, Sudborough Kettering
£425,000 Offers Over Freehold

**Sharman
Quinney**

Key Features



- Charming grade II listed cottage with view over Parish Church
- Superb original features to include Inglenook fireplaces, exposed beams & ceilings
- Main cottage with two reception rooms, two generous bedrooms
- Four-piece bathroom suite
- A two-bedroom detached annexe complete with shower room which sits behind main cottage

A charming two bedroom newly thatched stone cottage located in the village of Sudborough, comprising sitting room, dining room, kitchen, bathroom and two bedrooms. In addition is a two bedroom detached annexe with shower room.

The main cottage is beautifully presented throughout and features a dedicated sitting room, large dining room with Inglenook Fireplace, well-proportioned kitchen and Utility Room on the ground floor. The first floor benefits from 2 large double bedrooms both enjoying views of the Village Church along with a spacious 4-piece suite bathroom with freestanding feature roll-top bath.



Tucked away behind the main cottage is a stunning annexe which benefits from 2 main rooms and a shower room. The annexe is perfect as potential additional income as a rental or even as a dedicated work-from home space.

Outside the main cottage there is a courtyard sunken patio area to the rear and a well-proportioned lawned area in front of the Annexe.

We strongly advise registering your interest early to avoid disappointment.

Room List

MAIN COTTAGE

Sitting Room - 15' 1" x 13' 1" (4.60m x 3.99m)

Dining Room - 15' 1" x 13' 1" (4.60m x 3.99m)

Kitchen - 11' 10" x 11' 6" (3.61m x 3.51m)

Utility Room

First Floor Landing

Bedroom One - 16' 5" x 13' 1" (5.00m x 3.99m)

Bedroom Two - 15' 5" x 11' 2" (4.70m x 3.40m)

Bathroom - 11' 10" x 11' 6" (3.61m x 3.51m)

ANNEXE

Sitting Room/Bedroom - 15' 9" x 8' 10" (4.80m x 2.69m)

Bedroom - 12' 6" x 8' 10" (3.81m x 2.69m)

Shower Room





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