



Manor Farm House Cottage Ringstead Road, Denford Kettering
£325,000 Freehold

**Sharman
Quinney**

Key Features

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- ***Open House Event 10th May. 12pm - 1pm. VIEWING BY APPOINTMENT ONLY***
- Fully refurbished to a high standard, yet retaining some wonderful features to include beams
- Deceptively spacious
- A sizeable bathroom with three-piece suite, bath tap with shower mixer
- Two double bedrooms

Manor Farm House Cottage sits just on the outskirts of this desirable village of Denford, with wonderful open views over countryside. The property has been beautifully and sympathetically restored, paying close attention to retaining as many of the original features possible. The sitting room with beams to ceiling, fireplace, deep window reveals, a separate dining room, kitchen with cooking appliances. To the first floor two double bedrooms and a stylish fitted family bathroom. Driveway providing off road parking for a vehicle, the rear garden with paved patio and raised lawn area retained by timber sleepers.



The sought after village of Denford is home to pleasant riverside walks with cycle paths to nearby Stanwick lakes, Denford conveniently has a village pub which is just a few minutes walk away from the property. Denford is located just a short distance from the A14 which is a major link road with access to A1/Cambridge with the M1 and M6 within easy reach. Other commuting benefits are that there is a main line station located in nearby towns of Wellingborough/Kettering.

The pleasant market town of Thrapston is just under 1 miles away, where you will find a lively High Street with a number of local shops including butchers, bakery and a doctor's surgery within the town.

In our opinion the property warrants an internal inspection to fully appreciate the setting and the charm this cottage has to offer.

Ground Floor

Sitting room - 13' 1" x 13' 9" (4.01m x 4.26m)

Dining Room - 11' 1" x 10' 1" (3.39 x 3.08m)

Kitchen - 9' 8" x 8' 8" (2.99m x 2.71m narrowing to 1.81m)

First Floor

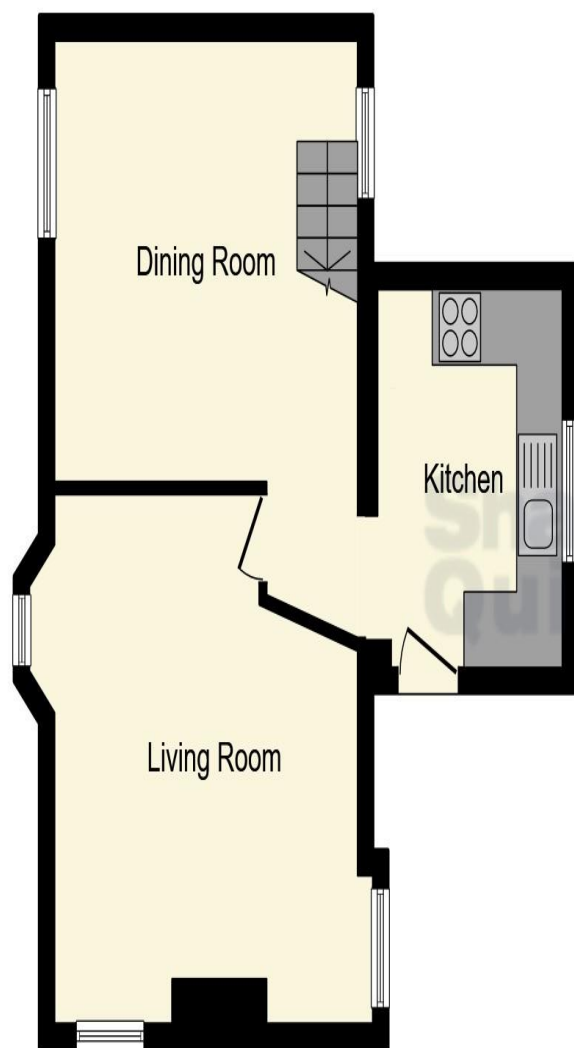
Bedroom One - 13' 3" x 12' 1" (4.08m x 3.68m)

Bedroom Two - 13' 4" x 9' 6" (4.09m x 2.93m)

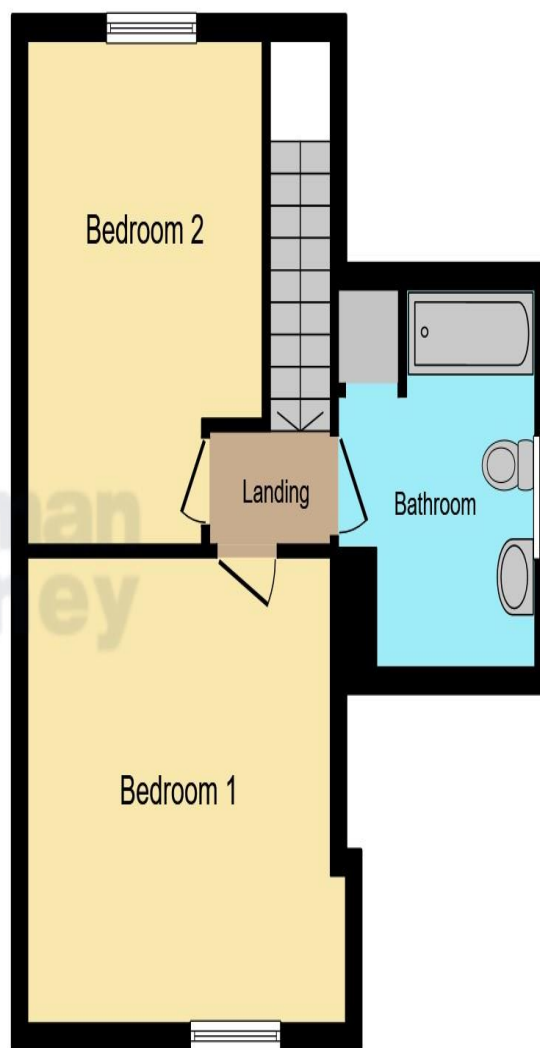
Bathroom - Three-piece suite

Outside





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

Front

An allocated gravelled driveway for a vehicle, siding onto open countryside.

Rear

The cottage garden benefits from having an immediate paved patio area, which is ideal for private alfresco dining. Raised sleeper beds retain a lawn area enclosed by timber panelled and post and rail fencing .

Agents Note; It is our understanding that the Freehold title for the land is not yet split from the current title and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

To view this property call Sharman Quinney on:
01832 735589

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Contact us to arrange a **FREE** home valuation.

 01832 735589

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