



Main Street, Sudborough Kettering
£475,000 Freehold

**Sharman
Quinney**

Key Features



- Grade 2 Listed Thatched Cottage
- A beautiful Cottage, & Impressively Extended Property
- Offering parking and a single garage
- Three Bedrooms, three reception rooms with ground floor and first floor Shower Rooms/w.c
- Improved and updated by the current owners including fully refitted high specification Farmhouse styled kitchen incorporating fitted appliances. Free-standing modern range cooker

This double fronted stone, thatched cottage overs flexible living and spacious and flexible accommodation over two floors. Three bedrooms to the first floor with the option of a 4th bedroom utilising reception room three to the rear extension. This remarkable residence quite simply must be viewed to be appreciated.

Occupying a main street village end of terrace position, this exceptionally extended and beautifully presented family home, blends



character and charm with practicality and great improvement by the current owners. In brief comprising, dual aspect reception lounge, dining room, kitchen, rear reception family room and ground floor shower room. To the first floor, are three bedrooms, family shower room/w.c. Outside - Bar gated double driveway, offering parking and a single garage along with private enclosed gardens including a generously proportioned garden to the rear aspect. There is also a greenhouse and a generous sized garden shed to the rear of the garden.

Further character features include, to the main reception lounge a wood burning stove, set to an exposed stone, Inglenook fireplace and timber flooring. Adjacent is the spacious dining room, with tiled floor and feature fireplace recess. A high specification Kitchen, features fitted appliances, including integrated fridge & Freezer, range style electric oven with induction hob, dishwasher, ceramic sink and complimenting work-surfaces. Updated shower room to the ground floor and first floors. Utility area is incorporated into the rear of garage along with multiple enclosed dry wood store barns.

Ground Floor

Reception Lounge - 17'3" x 14' 4" (5.28m x 4.39m)

Dining - 16'5" x 10'0" (5.05m x 3.04m)

Kitchen - 15'.3" x 8' 7" (4.68m x 2.64m)





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

Reception 3/Bed 4 - 11.'2" x 8'6" (3.43m x 2.62m)
 Guest Cloaks/ Shower/ w/c
 First Floor
 Bedroom One *- 14' 2" x 11' 0" (3.89m to front of wardrobe x 3.13m)
 *Plus dressing area
 Bedroom Two - 11' 2" x 10' 4" (3.09m x 2.36m)
 Bedroom Three - 10' 1" x 7' 9" (3.10m max x 2.40m)
 Bathroom - Refitted Shower room suite

Outside

Front

The front garden is enclosed with picket fencing. Driveway parking for 2 vehicles which in-turn leads to an oversize single garage, with light/power and Belfast sink, plus utility plumbing for washing machine/dryer.

Rear

A generous cottage garden of good size having immediate patio area from the rear extension French doors, with the remainder of the garden being laid to lawn with flower beds, ornamental pond, water feature, shrubs and bushes to borders, a further entertaining large patio area to the courtyard leading to the garage and two covered wood stores with water tap and gated access to the driveway.

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