



Brewery Yard, Sudborough Kettering  
offers in excess of £300,000 **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





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)

## 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.

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

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

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