

Floorplans and Measurements



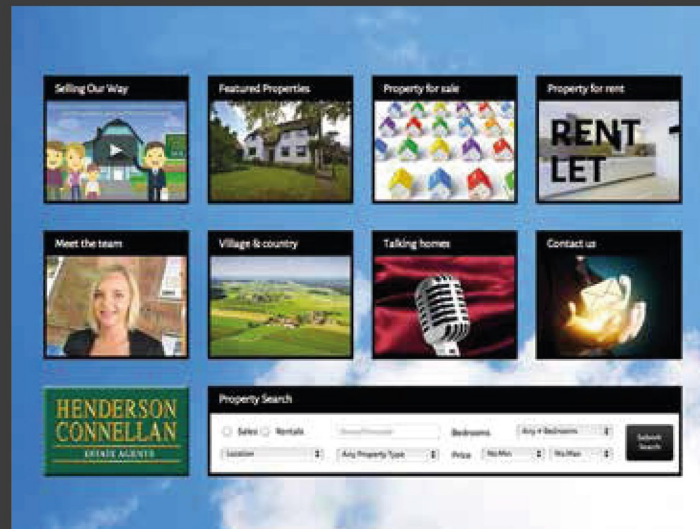
Total area: approx. 121.2 sq. metres (1304.2 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Cranford's Best Kept Secret



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4 St. Andrews Lane, Cranford, NN14 4AQ



Village

Located only a short drive away from Kettering and the A14/A1/M1 link road, Cranford is a quiet village with a wealth of countryside views. The Red Lion public house is home to many locals on an evening catch up or to fill up on some of the tasty food available. The Church of England Primary School is situated in the heart of the village. For the eccentrics you can take part in an adrenaline packed paintballing session at Paintball Valhalla whilst taking in some of those fabulous views.



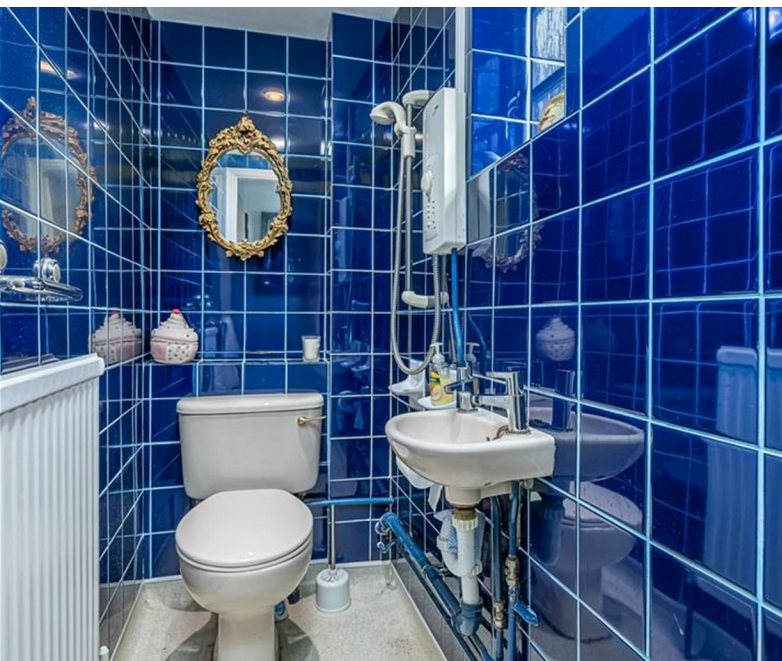
"Cranfords Best Kept Secret"

This beautiful stone cottage is discreetly positioned on this lovely quiet lane within this most desirable village. Cranford has an idyllic Church, super pub and restaurant in the Red Lion, a primary school and wonderful rural walks on the doorstep. The charming interior features an entrance hall, guest cloakroom/wet room, a snug opening to a dining area, kitchen/breakfast room with integrated appliances and a palatial living room enjoying the warmth of an open fire with views of the garden. Upstairs you will find a well appointed bathroom and three good size bedrooms, two of which are large double rooms. Outside set behind a curved stone wall is a private block paved driveway and a lovely English cottage garden to the back. A very pleasant surprise – come and see for yourself!

EPC RATING: F COUNCIL TAX: E

Gardens and Exterior

The cottage is situated on this desirable lane enclosed by a curved stonewall with Pantile top, a block paved driveway, provides off-road parking. The lovely rear garden enjoys a secluded feel with a paved patio, perfect for garden, furniture and alfresco entertaining. The shaped lawn is complimented an array of colourful planted and shrubbed borders as well as a ornamental pond set to one corner. Set behind a trellis there is an area which conceals both the oil tank and also a useful storage shed. A pergola with climbing plant provides summer shade to the side. A combination of timber fencing and stone walling encloses the garden with gated access to the back.





Interior

- Period style UPVC double glazed windows
- Oil Fired central heating.
- Security alarm system.
- Entrance Vestibule - with doors leading to;
- Guest cloakroom/wet room - with a low-level WC, wash hand basin, specialist wet room flooring complete with Mira advance electric shower, ceramic tiled splashbacks.
- Dining Room/Snug - a split-level versatile room with an area ideal as a snug, useful storage cupboard, step leading up to the dining area with ceramic tiled flooring and double doors to the garden.
- Kitchen/breakfast room - enjoying a range of base and eyelevel cupboards and drawers, one and a half ceramic sink and drainer with monobloc tap , rolled worksurface, ceramic tiled splashback Integrated slimline dishwasher, microwave, stainless steel double oven and four ring induction hob, with extractor over, fridge and freezer, ceramic tiled flooring, space for breakfast table, access to under stairs storage cupboard, exposed stone elevation and ceiling beams.

- Living room - a generous room with an attractive feature fireplace with inset working fire, quarry tiled hearth, exposed stone elevation and ceiling beams with inset shelving.
- Upstairs the landing is flooded with natural light with ledge and brace doors leading to an airing cupboard with linen shelving, there is a principal bathroom with low-level WC, bidet and wash hand basin set into a vanity unit with useful storage, corner bath with mains shower and glass shower screen, ceramic tiled splashbacks and heated towel rail. There are three bedrooms, two of which are double in size and the guest bedroom has a wash hand basin set within a vanity unit.

