



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Woodbine Cottages, Walgrave NN6 9QD

"Woodbine Cottages"

🛏️ 2 🚿 1 🚗 2



"Woodbine Cottages"

If it's ever been your dream to live along an idyllic country lane then here's your chance to make it happen. Village life awaits in this lovely cottage discreetly positioned on the periphery of this most desirable village. Walgrave has a picturesque Church, Village green and pub, primary school, and fine rural walks, yet also offers easy access to Northampton. The stylish interior includes an entrance hall with attractive tiled flooring, living room with working fire, which flows to a formal dining room. The designer split level kitchen has selected integrated appliances and Oak work surfaces, there is a useful study and a guest cloakroom. Upstairs the bathroom has a cool white suite and there are two double sized bedrooms. Gas central heating and UPVC double glazing compliments the interior. Outside the split-level garden is delightful and tranquil, with a slate style patio perfect for garden furniture and the perfect vantage point from which to admire the leafy outlook. There is a kitchen garden and an easy-care courtyard area to the rear. An idyllic rural retreat.

Living Room - 3.58m x 3.48m (11'9" x 11'5")

Dining Room - 3.63m x 3.56m (11'11" x 11'8")

Kitchen - 5.18m x 2.41m (17'0" x 7'11")

Study - 2.18m x 1.47m (7'2" x 4'10")

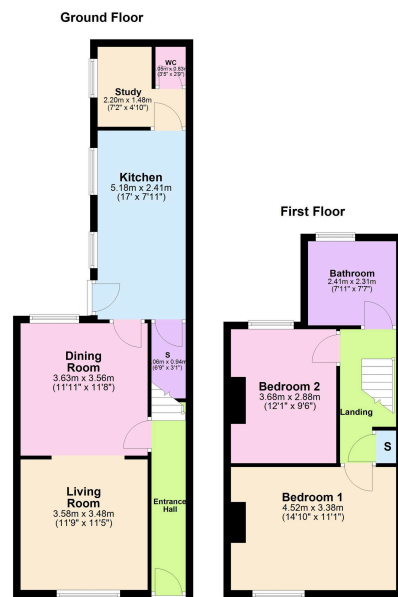
WC - 1.04m x 0.84m (3'5" x 2'9")

Bedroom 1 - 4.52m x 3.38m (14'10" x 11'1")

Bedroom 2 - 3.68m x 2.9m (12'1" x 9'6")

Bathroom - 2.16m x 2.31m (7'1" x 7'7")





- Mews House
- Two Bedrooms
- Two Reception Rooms
- Village Location
- Mature Garden
- EPC Rating: PENDING
- Council Tax: C



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

