



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Mill Lane, Isham, Northamptonshire, NN14

"Rooms With A View"

3 1 2



"Rooms With A View"

This charming cottage boasts countryside views to the front and is tucked away in a highly sought-after village. Isham offers lovely walks, pocket park, village primary school and church as well as the shop, pub and village store are just a short walk away. The bright interior features gas central heating and UPVC double glazing, comprising of a welcoming living room which is complemented by the dining room, kitchen/breakfast room and guest cloakroom. Upstairs offers three generously sized bedrooms and a shower room. Externally, the property benefits from a lawned front garden, a driveway with ample space for parking (could accommodate a motorhome comfortably) and leading to a garage and outbuilding. Call us to book a private viewing today.

- UPVC Double Glazed Windows
- Gas Central Heating
- Living Room - a bright large room with electric feature fireplace
- Dining Room - a spacious versatile room with stairs rising to first floor and doors leading to
- Kitchen/Breakfast Room - comprising of a range of base and eyelevel cupboards and draws, with single bowl sink and drainer with monobloc tap set within specialist worksurface. Integrated oven and hob with extractor above and space for undercounter appliances, with storage cupboard which is a perfect pantry space and space for breakfast table
- Guest Cloakroom - with low level WC, wash hand basin with taps and ceramic tile splash back

Upstairs the landing leads to three good size bedrooms, two of which benefit from built in wardrobe space. The family bathroom which compromises of low-level WC, pedestal wash hand basin with taps and shower enclosure with electric shower and ceramic tile splash back.

Outside there is parking for six cars (could easily accommodate a motorhome or caravan) in front of the garage and outbuilding which both benefit from power and lighting. A pathway leads to the front door, and the rest of the garden is laid to lawn and enjoys a beautiful outlook over the rolling countryside to the front.

Living Room - 4.39m x 3.63m (14'5" x 11'11")

Dining Hall - 4.78m x 4.47m (15'8" x 14'8")

Kitchen - 3.3m x 3.28m (10'10" x 10'9")

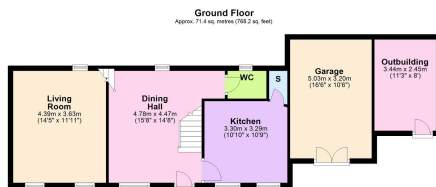
Garage - 5.03m x 3.2m (16'6" x 10'6")

Outbuilding - 3.43m x 2.44m (11'3" x 8'0")

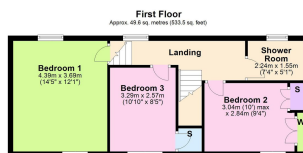
Bedroom 1 - 4.39m x 3.68m (14'5" x 12'1")

Bedroom 2 - 3.05m x 2.84m (10'0" x 9'4")





Total area: approx. 120.9 sq. metres (1301.7 sq. feet)



- Semi Detached Home
- Three Good Size Bedrooms
- Modern Kitchen
- Parking For Six Cars
- Village Location
- Beautiful Countryside Views
- UPVC Double Glazing
- Gas Central Heating
- EPC RATING: E
- COUNCIL TAX: C



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.

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