



Measurements

Kitchen/Dining Room	18' 9" x 11' 10" (5.71m x 3.60m) max
Utility Room	9' 4" x 7' 10" (2.84m x 2.39m) max
Living Room	17' 11" x 11' 11" (5.46m x 3.63m)
Dining Room	11' 11" x 9' 10" (3.63m x 2.99m)
Conservatory	9' 4" x 9' 2" (2.84m x 2.79m)
WC	7' 5" x 2' 11" (2.26m x 0.89m)
Garage	26' 5" x 12' 3" (8.05m x 3.73m)
Bedroom One	15' 9" x 11' 10" (4.80m x 3.60m)
Bedroom Two	11' 10" x 9' 10" (3.60m x 2.99m)
Bedroom Three	11' 5" x 9' 10" (3.48m x 2.99m)
Bathroom	9' 9" x 6' 10" (2.97m x 2.08m)



"The Martins"



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The Martins

Situated in the highly desirable and picturesque village of Maidwell, this stunning three bedroom detached residence boasts generous proportions, off road parking, a south west facing garden and a potential annex making this an ideal village retreat!

Property Highlights

- Conveniently located with walking distance to the local primary school, pub and countryside walks are on the doorstep. Maidwell Hall preparatory school is also just around the corner and driving links provide easy access into Northampton and Market Harborough.
- Beautifully appointed and spacious Entrance Hall boasting oak parquet flooring, stairs flowing up to the First Floor Landing with an oak banister and access to the Guest WC.
- Guest WC comprising ceramic tiled flooring, a wall mounted radiator and a vanity enclosed wash hand basin.
- Impressive Living Room featuring a stunning open fire with a marble hearth and timber surround, a beautiful bay window injecting natural light and overlooking the rear garden, and French doors open out to the rear patio.
- Formal Dining Room with a picture rail adding a touch of character, ample space for an eight-seater dining table and chairs and sliding doors open through to the Conservatory.
- Light and Airy Conservatory enjoying a south and west facing aspect comprising solid timber flooring, a feature electric fire and French doors flow out to the patio area.
- Country-style Kitchen/Breakfast Room creating a cosy feel and comprising ceramic tiled flooring, a host of eye and base level shaker style fitted units, solid oak work surfaces, a composite black one and a half bowl sink, a stunning AGA cooker, a separate Leisure cooker with a four ring gas hob, an integrated fridge/freezer and an integrated dishwasher.
- Separate Utility Room with continued ceramic tiled flooring, eye and base level units, a stainless steel sink, space for a washing machine and tumble dryer, a wall mounted Worcester boiler, a door out to the driveway and a door out to the rear. The current owners use this as their main entrance and boot room.
- First Floor Landing with access to the airing cupboard and the boarded Attic via a hatch with a drop down ladder.
- Main Bedroom of a good size with triple windows injecting an abundance of natural light and a host of fitted wardrobes. The triple windows provide dual aspect views across the village and neighbouring fields beyond offering a stunning outlook.
- Two further Bedrooms, both of which are double in size and benefit from fitted wardrobes and different aspect views of the charming and pretty village.
- Family Bathroom comprising decorative vinyl flooring, a heated towel rail and a four piece suite to include a low level WC, a vanity enclosed wash hand basin, a corner shower enclosure with a shower seat, and a panel enclosure bath with a handheld shower wand.
- Separate stone-built garage with a solid concrete floor, an electric up and over door and benefitting from power and light. A mezzanine level has been created with a window at the very top and the garage offers the space to be converted into a home office, gym or an Annex for multi-generational living (subject to relevant consents).

Outside

The property benefits from a neat and low maintenance frontage enclosed by a stone wall featuring a gravelled driveway leading to the garage and front door providing off road parking for two to three cars. A secure timber gate leads through to the rear garden. The rear garden offers a south and west facing aspect enclosed by stone walls, timber fencing and conifers providing a good degree of privacy. A lawn area sits surrounded by well stocked and mature planted borders offering year round greenery and this flows round to a timber seating area. A large patio provides a place to sit and entertain with a pond area and water fountain adding a tranquil touch. The patio flows around to the rear of the property with planted borders to the side and a high level brick wall leading to the rear of the utility room.