



Woodbine Cottages Northall, Walgrave, Northampton **Freehold** £300,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Charming Historic Village Location
- No Onward Chain
- Beautifully Presented Throughout
- Modern Kitchen / Breakfast Room
- Two Reception Rooms

Nestled in the heart of the historic and peaceful village of Walgrave, this beautiful three-bedroom mid-terrace home is offered to the market with No Onward Chain.

The property has been thoughtfully and elegantly refurbished throughout, seamlessly blending modern living with village charm. Every room is presented in immaculate condition, featuring a tasteful, neutral palette that maximizes natural light.



Ground Floor:

Entrance Hall: A welcoming entry that sets the tone for the rest of the beautifully presented home.

Living & Dining Room: The ground floor offers excellent versatility with a bright and airy lounge alongside a separate, dedicated dining room, perfect for both relaxed evenings and entertaining guests.

Kitchen / Breakfast Room: A true highlight of the home, this modern fitted kitchen features sleek cabinetry, quality finishes, and a charming breakfast area ideal for casual morning dining.

Family Bathroom: Serving the ground floor is a stunning, contemporary bathroom designed with stylish, modern fixtures and fittings.

First Floor

Bedrooms: Upstairs, the property boasts three well-proportioned bedrooms, including two generous double bedrooms and a versatile single bedroom, perfect for a child's room or a home office.

Outside & Exterior

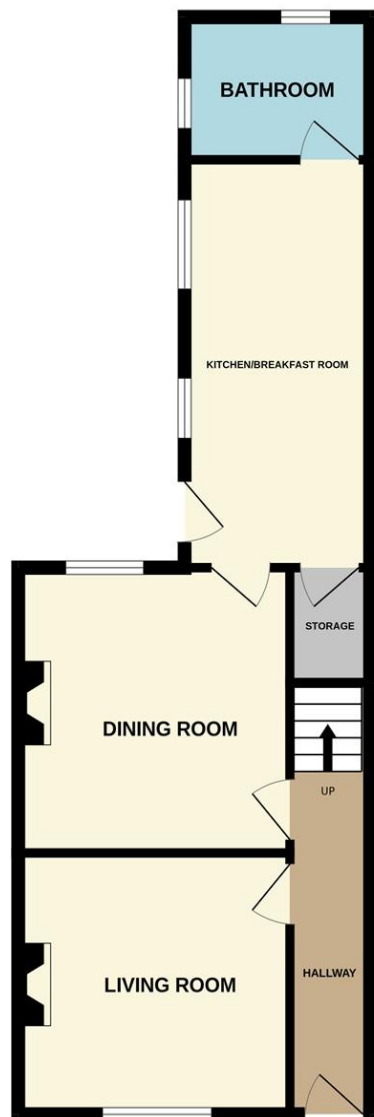
Rear Garden: To the back of the property is a delightful, low-maintenance courtyard garden featuring a unique, historic well that adds a wonderful touch of character. The garden also benefits from practical rear alleyway access.

Frontage & Parking: The front of the home is attractively tiered with a gravel seating area, ideal for enjoying a quiet coffee. Steps lead down to a driveway, providing secure parking.

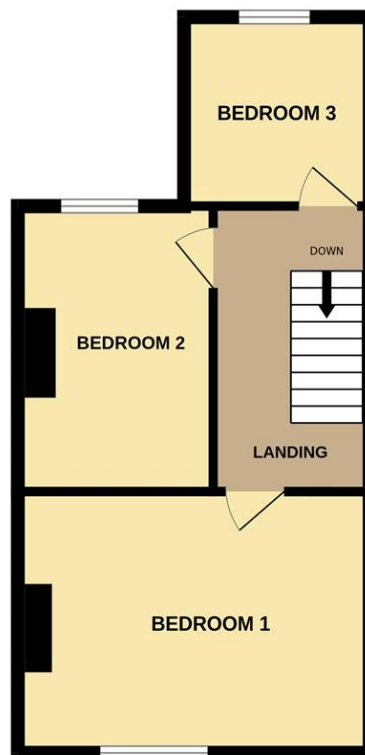
Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



1ST FLOOR



Entrance Hall

Living Room 11'7 x 10'11(3.53m x 3.32m)

Dining Room 11'10 x 11'10 (3.60m x 3.60m)

Kitchen/Breakfast Room 7'10 x 16'11(2.38m x 5.15m)

Bathroom 7'10 x 5'7 (2.38m x 1.70m)

First Floor

Bedroom One 14'11 x 11'1(4.54m x 3.37m)

Bedroom Two 11'9 x 9'8 (3.58m x 2.94m)

Bedroom Three 7'10 x 7'11 (2.38m x 2.41m)

Outside

Front

Driveway

Rear Garden

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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