



28 Main Street, Church Stowe, Northampton, NN7 4SG

DEBBIE COX
Your personal estate agent exp ^{UK}

**28 Main Street
Church Stowe
Northampton
NN7 4SG**

Guide Price of £350,000

Combining an abundance of character with the comforts of modern-day living, this beautifully presented three-bedroom mid-terrace home is a wonderful opportunity to enjoy village life at its finest. Set within a highly sought-after village, surrounded by the stunning Northamptonshire countryside, the property offers a delightful blend of charm, style and practicality. The thoughtfully arranged ground floor features open-plan living, creating a welcoming space for both relaxing and entertaining, with French doors opening directly onto the garden, alongside the added benefit of a dedicated downstairs study. Upstairs, the generous master bedroom enjoys its own en-suite, complemented by two further bedrooms. With two off-road parking spaces, no upward chain and vacant possession, this appealing home is ready for its next owners to move straight in and make it their own. Early viewing is highly recommended to fully appreciate all that this charming village home has to offer.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

Sitting Room

The property is entered via a UPVC double-glazed door into a warm and welcoming sitting room, full of character and charm. A striking exposed brick fireplace houses a wood-burning stove, creating a cosy focal point, complemented by attractive hardwood flooring. A double-glazed window to the front elevation makes the most of the property's elevated position, while useful understairs storage provides a practical touch. Stairs rise to the first floor, and the sitting room flows seamlessly through to the dining area, creating a lovely open-plan living space that is perfect for relaxing and spending time with family and friends.

Dining Area

The dining area continues the hardwood flooring and benefits from French doors opening directly onto the sunny rear garden, creating a pleasant connection between the indoor and outdoor living spaces. An opening leads through to the kitchen.

Kitchen/Breakfast Room

The spacious kitchen/breakfast room enjoys an abundance of natural light and is fitted with a range of base and eye-level units, complemented by granite work surfaces and a charming butler-style sink. Integrated appliances include an oven, electric hob with extractor hood over, dishwasher and under-counter fridge. A double-glazed window overlooks the rear garden, while an opening leads through to the separate utility room.

Utility Room

The utility room provides useful additional space, with plumbing and space for a washing machine together with space for a fridge freezer.

Study

The study is situated to the front of the property and provides a useful dedicated working space. There is a double glazed window to the front elevation, continuation of the hardwood flooring and ceiling spotlights. A wall-mounted cupboard houses the electric meter.

FIRST FLOOR

Landing

The first floor landing provides access to all three bedrooms and the family bathroom. There is an airing cupboard housing the electric boiler and hot water tank, with useful shelving above, together with ceiling spotlights.

Bedroom One

The principal bedroom enjoys a particularly attractive outlook, with a double glazed window to the front elevation providing outstanding views over the surrounding open countryside.

En Suite Shower Room

With an obscure double glazed window to the front elevation and fitted with a suite comprising a corner shower enclosure with mains shower over, low-level flush WC and pedestal wash hand basin. There is also a heated towel rail and extractor fan.



Bedroom Two

A well-proportioned second bedroom with double glazed window to the rear elevation.

Bedroom Three

The third bedroom has a double glazed window overlooking the rear garden.

Family Bathroom

The family bathroom is fitted with a suite comprising a panelled bath, low-level flush WC and pedestal wash hand basin, together with a heated towel rail.

OUTSIDE

Front

To the front of the property are two off-road parking spaces. A paved pathway with a hedge border leads up to the elevated position of the cottage. The pathway is shared with neighbouring properties. There is as EV point situated to the front of the property.

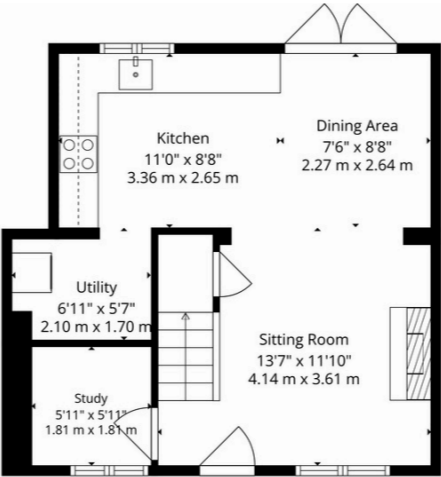
Rear Garden

The rear garden is a particularly appealing feature of the property, enjoying a sunny east-facing patio area which can be

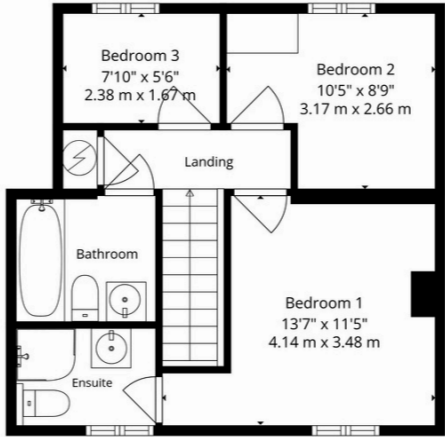
accessed directly from the French doors in the breakfast/dining area. Beyond the patio, the main garden is retained by a brick wall, with steps leading up to a lawn and a further decked seating area positioned in the top corner of the garden, providing a lovely spot to enjoy the evening sun. The garden is fully enclosed by panel fencing and also benefits from a gateway providing access across the neighbouring property giving access to the front of the house.

LOCATION

Church Stowe is a picturesque Northamptonshire village surrounded by beautiful rolling countryside, offering a peaceful rural setting whilst remaining conveniently positioned for nearby towns and excellent transport links. The 'Narrow Boat' pub is situated just 1.5 miles away, and the 'Old Dairy Farm Craft Centre' is just 1.5 miles away in the neighbouring village of Upper Stowe, with shops, fashion, art and a popular cafe serving a variety of food and drinks. The neighbouring villages of Weedon Bec and Nether Heyford provide everyday amenities, with Daventry, Towcester and Northampton offering a wider range of shops, restaurants, schools and leisure facilities.

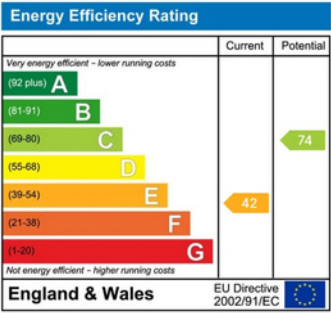


Ground Floor



First Floor

Total: 770 sq. Ft, 72 m2
Ground Floor: 363 sq. Ft, 34 M2, First Floor: 407 sq. Ft, 38 m2
Excluded Areas: Utility: 36 sq. Ft, 3 M2, Walls: 92 sq. Ft, 9 m2
Floor Plan Created By Harpur & Ross. Measurements Deemed Highly Reliable But Not Guaranteed



0777 301 7523
debbie.cox@exp.uk.com
debbiecox.exp.uk.com



Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0500-4298-0622-0320-3243>, or contact the agent for a copy in PDF format.