5 High Street
Woodford
Northamptonshire
NN14 4HE

£300,000



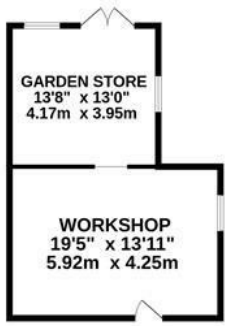


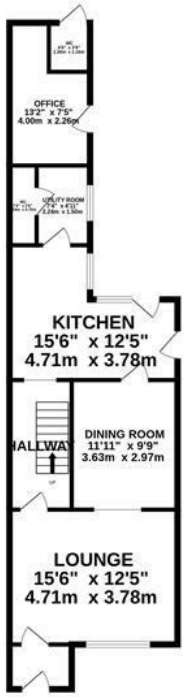
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FLOOR PLANS

GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.





1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



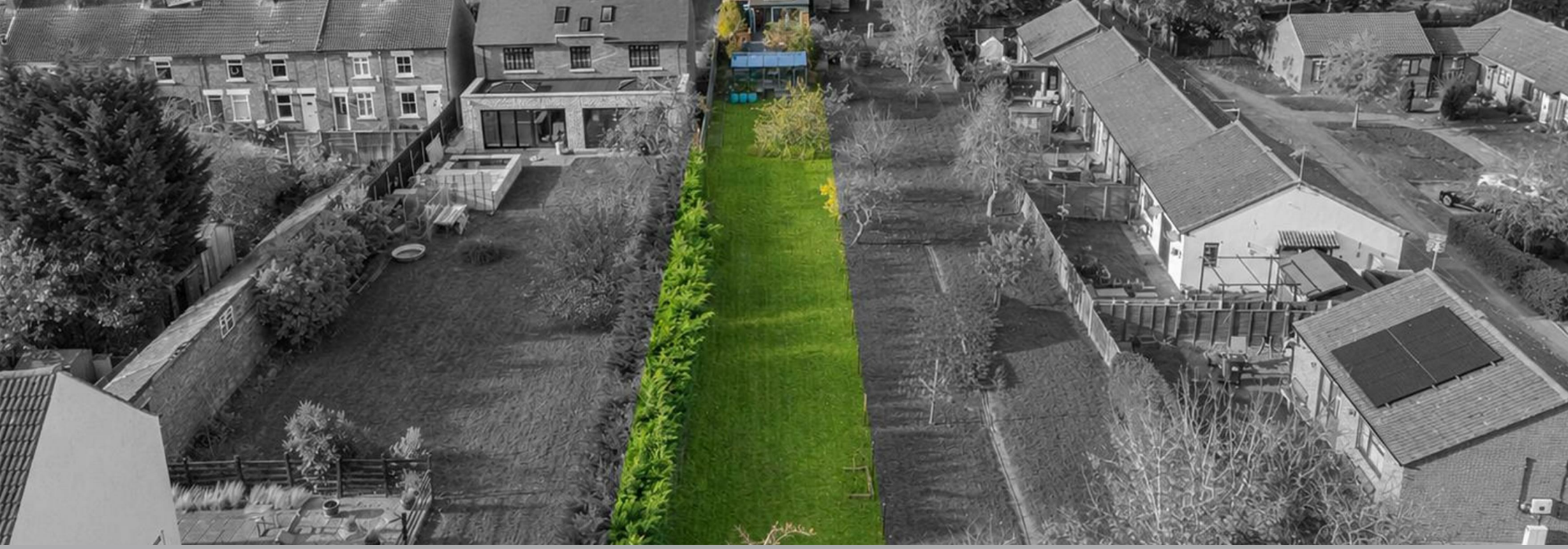
TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Three reception rooms
- Modern refitted kitchen with separate utility room
- Three/Two bedrooms depending on how you choose the rooms to function
- Ground floor WC and upstairs bathroom and separate WC
- Enormous rear garden
- Off road parking for two vehicles



WHAT'S GREAT?

Having undergone an extensive renovation, this beautifully presented home is ready for its next owners to move straight in and enjoy with NO ONWARD CHAIN, offering a combination of contemporary living, fantastic outdoor space and an array of versatile outbuildings rarely found together!

The accommodation begins with an entrance hallway leading through to a spacious lounge, providing a comfortable space to relax, alongside a separate dining room ideal for entertaining. The kitchen is conveniently positioned off the hallway, whilst a ground floor WC and utility adds further practicality. Upstairs, the first floor offers two DOUBLE bedrooms, with the principal bedroom particularly generous in size.

Outside is where this property really sets itself apart. Occupying an impressive plot, the frontage provides off-road parking for two vehicles, whilst to the rear, the substantial garden offers enormous potential. Whether you are a keen gardener, would love to establish your own allotment or simply want plenty of space to enjoy outdoor entertaining, there is so much to appreciate here.

Externally you'll find a collection of outbuildings, including a storage and TWO oversized workshops, both benefiting from light and power. These spaces offer incredible flexibility and could lend themselves to a variety of hobbies and interests, from carpentry and other creative pursuits to a home gym, studio or dedicated workspace. An externally accessed WC further complements these facilities.

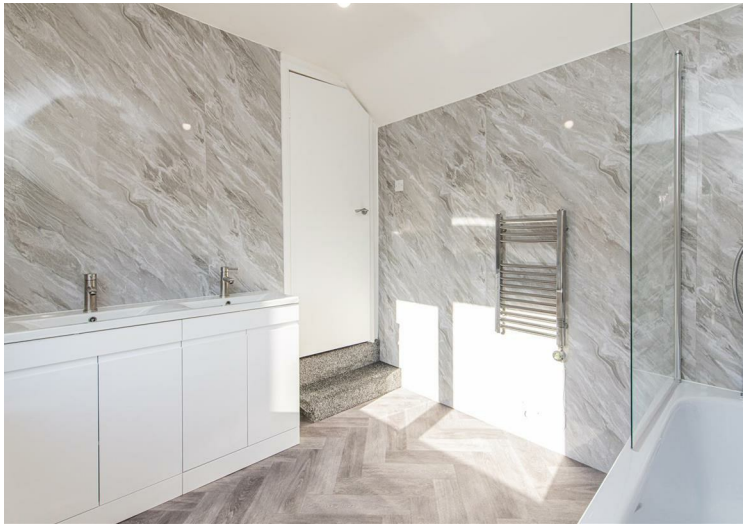
Woodford is a welcoming and well-regarded village, offering a lovely balance of rural living and everyday convenience. Local amenities include a popular village pub, doctors' surgery, schooling and a useful post office, whilst Rushden Lakes and Stanwick Lakes are both within easy reach, providing an excellent choice of shopping, leisure and outdoor pursuits.

An individual home offering far more than first meets the eye! Call sole selling agents Oscar James to book to see!



SELLER'S SECRET

The garden is what enticed me to this property. It is so usual to have such a huge plot and I hope the next owner gets plenty of enjoyment out of it!





Why we like it....

A village home of generous proportions on a substantial plot! If you're after a home which has been renovated and your keen on being outdoors, this property could be the one for you!

To buy or not to buy....

OSCAR JAMES

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