



Kettering Road

Rectory Farm, Walgrave, Northamptonshire

oriordanbond
SALES & LETTINGS



GROUND FLOOR
1600 sq.ft. (148.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1600 sq.ft. (148.6 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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Kettering Road

Rectory Farm, Walgrave
NN6 9PS

GUIDE PRICE £625,000

Nestled in the tranquil setting of Rectory Farm, Walgrave is this stunning new barn conversion offering a unique opportunity to embrace modern living in a picturesque rural environment. Part of an exclusive development comprising just four properties, this home provides both privacy and a sense of community.

The accommodation more fully comprises large entrance hall, spacious open plan living area incorporating modern shaker style kitchen with fitted appliances and island, french doors leading off to gardens on both sides, Utility room with door leading to cloakroom/wc principle bedroom with en-suite shower room and walk in dressing room, two further double bedrooms and family bathroom with separate shower/wc. The property benefits from air source under floor heating and uPVC double glazing. Outside the property is approached via a large gravel drive providing off road parking for numerous cars. There is a good size enclosed garden area to one side and a large wrap round garden with ranch style fencing which will be landscaped for privacy with hedgrows. (A/1600/M)

Additional information

- Council Tax Band: New Build
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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