

Clare Cottage, Teeton Road, Guilsborough, Northampton, NN6

Offers Over £400,000

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Welcome to Clare Cottage – a charming and characterful home set within a delightful idyllic rural position, offering two reception rooms and a unique first-floor studio complete with balcony and superb views. 1321 Sq Ft. - Offered for sale with no onwards chain.

This distinctive cottage blends rustic charm with practical family living. The spacious lounge features a cosy log burner, while the dining room opens through bi-fold doors onto a private courtyard garden, creating a wonderful flow for entertaining. A beautifully appointed kitchen completes the ground floor accommodation.

LOUISE OWEN



@louise.owen@exp.uk.com

 louiseowen.exp.uk.com

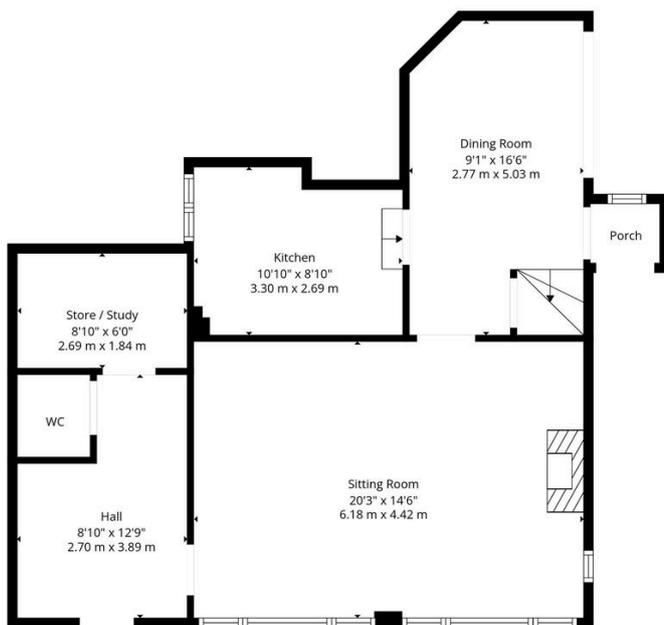
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Peacefully positioned yet far from isolated, **Clare Cottage** enjoys countryside surroundings while remaining conveniently close to local amenities. A rare opportunity to acquire a home full of character, versatility and lifestyle appeal. OPEN HOUSE COMING SOON

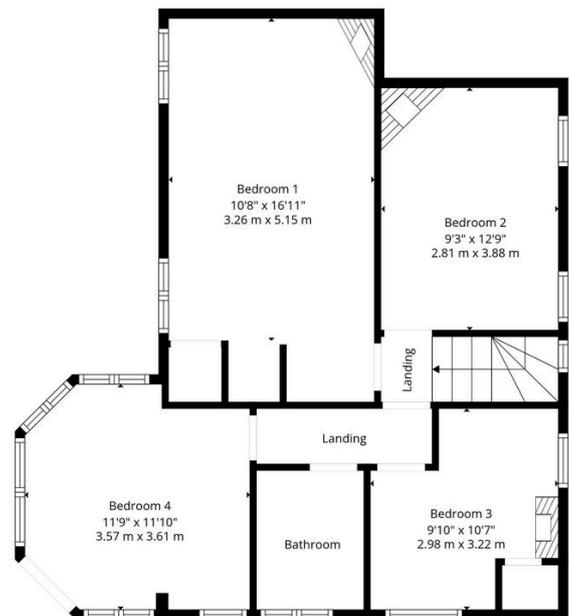
Property Ref LO 0765

Key Features

- Undergone significant improvements
- Stunning first floor studio/sunroom/ bedroom
- Countryside Views and walks
- Schools,Doctors,Shops
- Log Burner
- Three bedrooms
- Private Driveway Parking
- Popular Northamptonshire Village
- Countryside walk on your doorstep
- New Heating System



Ground Floor



1st Floor

TOTAL: 1321 sq. ft, 123 m²
 GROUND FLOOR: 663 sq. ft, 62 m², 1ST FLOOR: 658 sq. ft, 61 m²
 EXCLUDED AREAS: STORE / STUDY: 53 sq. ft, 5 m², PORCH: 11 sq. ft, 1 m², LOW CEILING: 10 sq. ft, 1 m²,
 UNDEFINED: 8 sq. ft, 1 m², WALLS: 119 sq. ft, 11 m²

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

