

## 74 High Street, Naseby, NN6 6DD



**£350,000**

'Deceptively spacious' is a phrase often overused in the business of selling houses, but despite this pretty little cottage's facade, it's floorplan extends generously towards the rear as it goes deeper and deeper. Originally a period property, then redeveloped around 20 years ago, the rear extension work was done very thoughtfully and remains a great layout in fantastic condition to this day. It briefly comprises entrance hall, lounge/snug, kitchen/diner, ground floor W/C, landing, three bedrooms and bathroom.

Outside, the property offers the added benefit of a two car driveway and a pleasant rear garden. It's location is another huge draw, being situated in the beautiful country village of Naseby. Whilst being rural, it offers great schooling, a shop, pub, church, village hall, recreation field, two coffee shops and is also well positioned for the commuter with its links to the A14/M6 networks.

*Service without compromise*

## Entrance Hall



Timber front entrance door, double glazed window to side. Door through to;

Lounge/Snug 18'10" x 13'4" max/ 8'7" min (5.74m x 4.06m max/ 2.62m min)



Double glazed window to front, log burning stove fire, two TV points, two radiators.



Kitchen/Diner 17'11" x 12'11" (5.46m x 3.94m)



Double glazed window and door to rear aspect, fitted range of wall and floor mounted kitchen units, electric oven, ceramic hob, extractor hood, integrated slimline dishwasher, integrated washing machine, integrated fridge/freezer, kitchen sink, cupboard housing oil-fired central heating boiler, TV point, tiled splash-backs and flooring, radiator.



Ground Floor WC



W/C, wash hand basin, extractor fan, tiled floor.

## Landing



Two ceiling height storage cupboards.



Bedroom One 13'2" x 10'4" (4.01m x 3.15m)



Double glazed window front, TV point, radiator.



Bedroom Two 13'1" x 6'3" (3.99m x 1.91m)



Double glazed window rear, TV point, built in wardrobe, radiator.



## Bedroom Three 13'1" x 6'3"



Double glazed window rear, TV point, built in wardrobe, radiator.



## Bathroom 8' x 7'5" (2.44m x 2.26m )



Three piece white suite comprising W/C, wash hand basin and panelled bath with built in shower and glazed screen, lit mirror with shaver point, tiled splashbacks and flooring radiator.



## Frontage

In front of the property lies a driveway with two car spaces.

## Rear Garden



Paved patio area, lawned area, log store, gravelled pathway to gated rear access passage.



## Metal Outside Store 9'11" x 7'6" (3.02m x 2.29m)



Power connected.

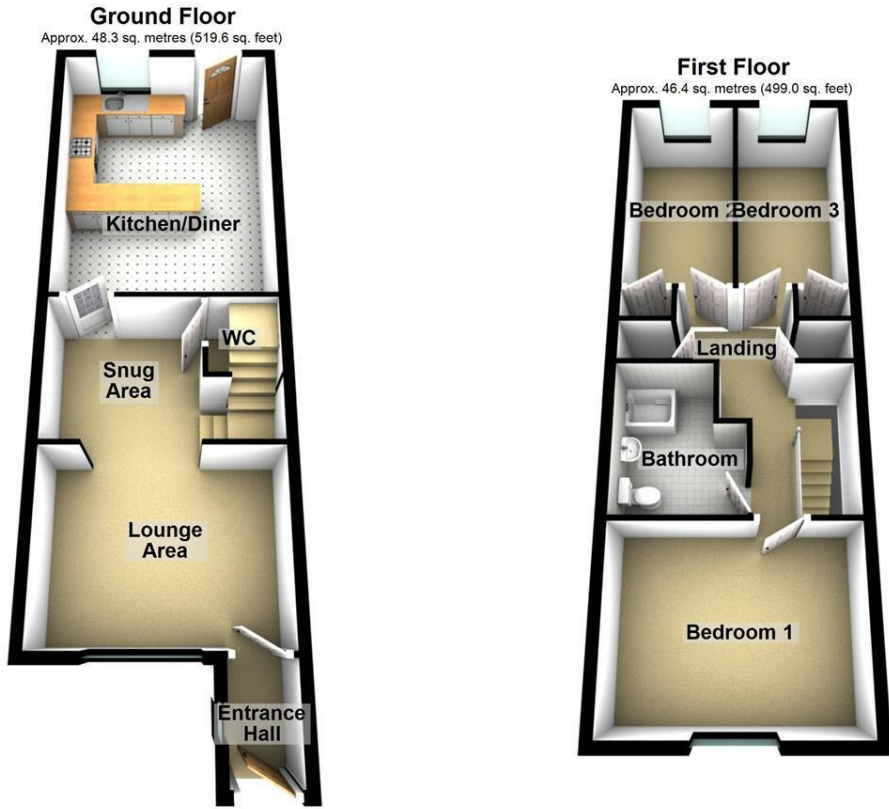
## Rear Aspect



## Note For Prospective Buyers

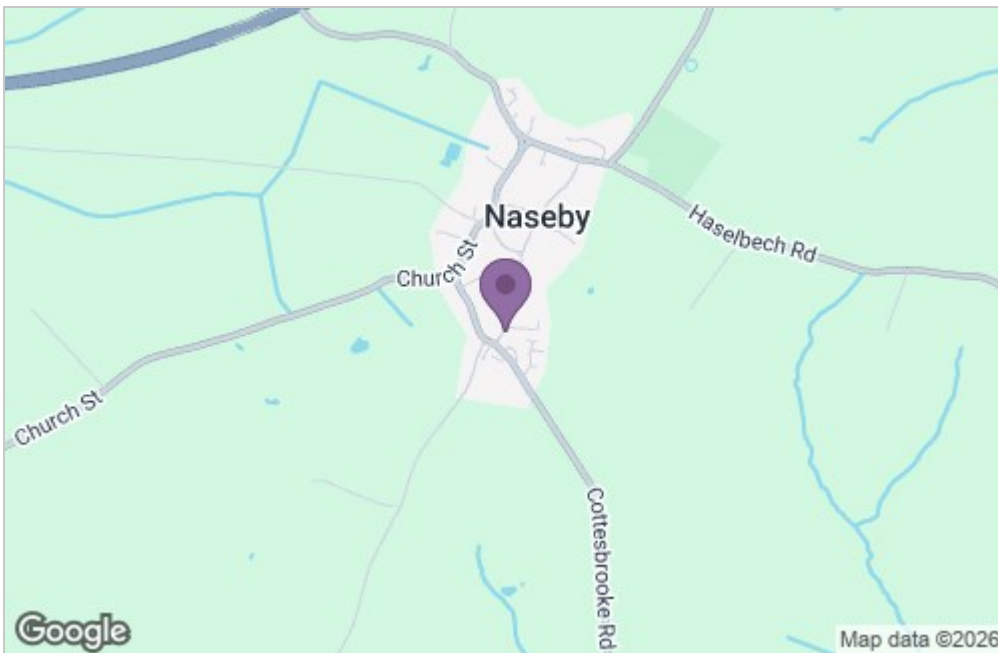
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

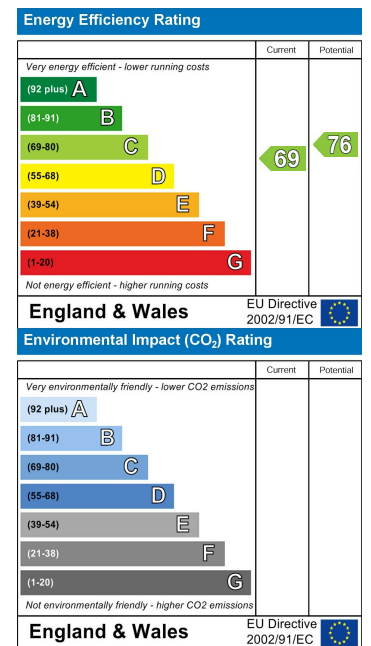


Total area: approx. 94.6 sq. metres (1018.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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