

10-11 Newton, Kettering NN14 1BW

Guide Price £425,000

Tenure: Freehold
Council Tax Band: E

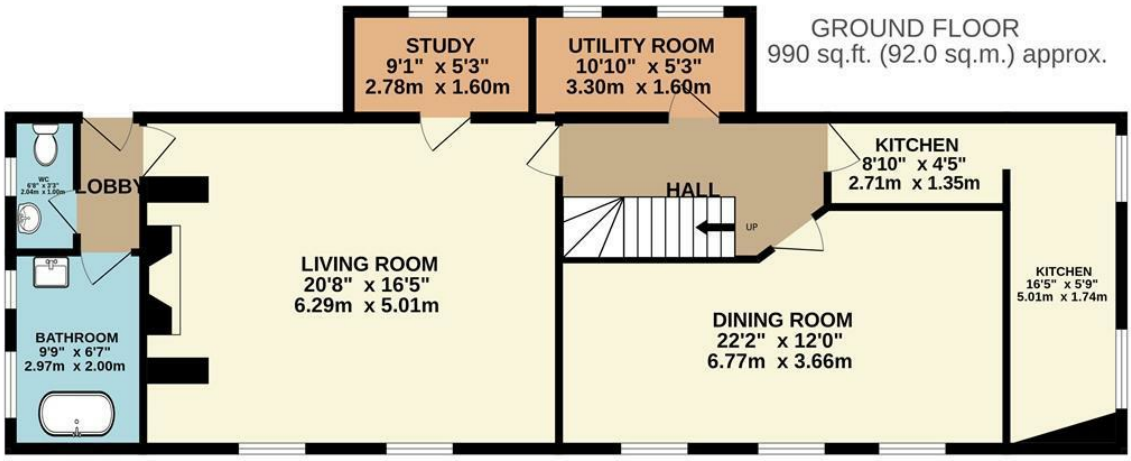
Grade II Listed Character Cottage adjoining open Countryside

Situated within the picturesque conservation village of Newton, this charming Grade II listed stone and thatched cottage offers a rare opportunity to acquire a home rich in character and potential. Enjoying a generous garden bordering open countryside, off-road parking and scope for further enhancement, subject to the necessary consents, the property combines period charm in an enviable rural setting.
The accommodation comprises an entrance hall, galley-style kitchen, dining room with additional seating space, spacious living room featuring an impressive inglenook fireplace with multi-fuel burner, study, ground floor bathroom, separate WC and to the first floor three double bedrooms a family shower room plus en suite shower room requiring fitting out. Their is oil fired oil-fired central heating.
Newton is ideally positioned for access to Kettering, Market Harborough, Oundle and Corby, with mainline rail services from both Kettering and Corby providing direct links to London St Pancras International. The A14, A1(M) and M1 are all within easy reach, making the property well placed for commuters whilst retaining its peaceful village atmosphere.

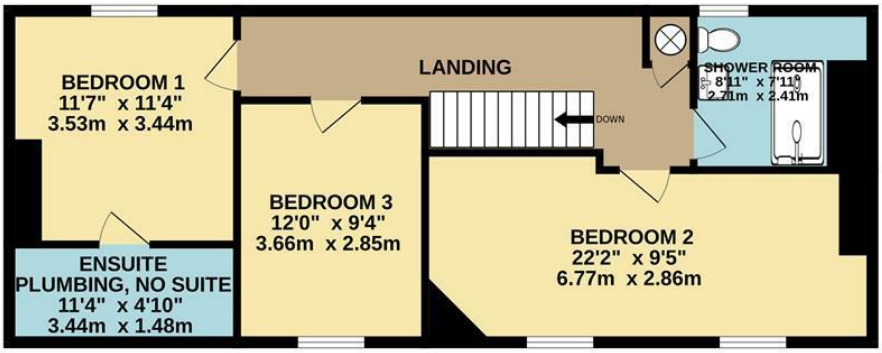
A unique period home offering character, countryside surroundings and exciting potential in one of Northamptonshire's most desirable villages.



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1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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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- **Grade II listed stone and thatched cottage in the sought-after conservation village of Newton**
- **Generous garden adjoining open countryside. Off-road parking**
- **Three double bedrooms, study and 2 spacious reception rooms, 3 bathrooms, (1 on the ground floor and 1 that needs fitting out)**
- **Character-filled living room featuring an impressive inglenook fireplace with multi-fuel burner**
- **Oil-fired central heating, excellent scope for further improvement, subject to the necessary consents**
- **Conveniently located for Kettering, Corby and Market Harborough, with mainline rail links to London and easy access to the A14, A1(M) and M1**









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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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