

for sale

offers in excess of **£250,000**



## Banbury Lane Rothersthorpe Northampton NN7 3HY

Rothersthorpe is a picturesque and historic village in West Northamptonshire, celebrated for its rural charm, traditional stone cottages, and strong sense of community. Offered with NO ONWARD CHAIN and access to the M1 and M6.

# Banbury Lane Rothersthorpe Northampton NN7 3HY

## Entrance Porch

Double glazed door to the front elevation and further doors to entrance hall.

## Entrance Hall

Doors leading off to the lounge, two bedrooms, and family bathroom. Storage cupboard and electric heater.

## Lounge

Double glazed bay window to front elevation, electric radiator, fireplace.

## Kitchen/ Diner

Fitted with a range of wall and base level units. Stainless steel sink and drainer set beneath the work surface with tiling to splashback areas. Electric hob, space for white goods and double glazed door leading to the conservatory. Recess spot lights to the ceiling.

## Conservatory

Bricked and UPVC construction. Electric heater.

## Bedroom One

Double glazed window to the rear elevation and electric heater. Connecting door to en-suite shower room.

## En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin. Tiling to splashback areas. Opaque double glazed window to the rear elevation.

## Bedroom Two

Double glazed window to the front elevation and electric heater.

## Family Bathroom

Suite comprising a bath with mixer tap and shower attachment, low level flush w.c and wash hand basin. Tiled to wet areas.

## Outside

### Front Garden

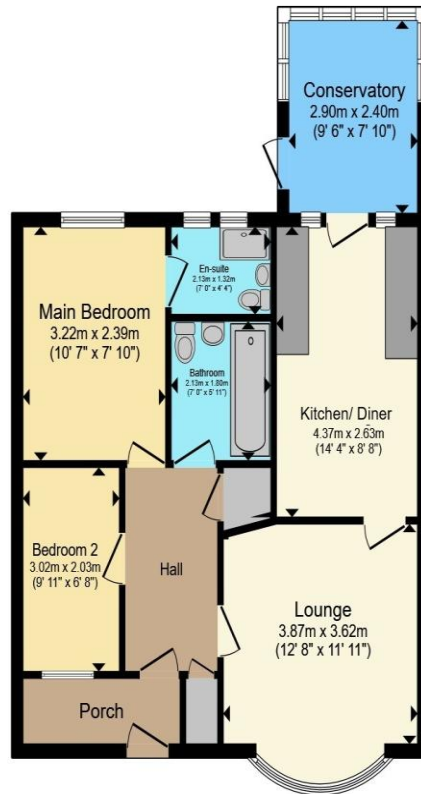
Mainly laid to lawn, some shrubs and borders, and driveway providing off road parking space.

### Rear Garden

Paved area which is ideal for entertaining. Retaining timber fence.







Total floor area 65.7 m<sup>2</sup> (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: WFL408532 - 0007

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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