



13 Bakers Lane

Woodford, Northamptonshire NN14 4ET



Simpson & Partners

13 Bakers Lane

🏠 2 🛋️ 1 🚗 2



About the Property

Nestled in the highly sought-after village of Woodford, this charming two-bedroom cottage offers a wonderful blend of character and modern living. Lovingly improved by the current owner, the property benefits from an extension along with modern windows and doors, creating a home ready to move straight into.

The accommodation comprises a cosy lounge featuring a log burner, perfect for relaxing evenings, while the extended kitchen/diner provides an excellent space for entertaining and family life. A useful utility area and guest WC complete the ground floor.

To the first floor are two generously sized bedrooms and a well-presented shower room.

Outside, the delightful rear garden has been thoughtfully landscaped and is arranged over three levels. Two patio areas provide ideal spaces for outdoor dining and relaxation, while the upper level features a lawned garden with a garden shed. The entire garden is enclosed by timber fencing, offering privacy and security.

Further benefits include off-road parking for one vehicle to the side of the property.

Early viewing is highly recommended to fully appreciate everything this charming cottage has to offer. Call now to book your viewing!

£249,950



Entrance Hall

Lounge

Kitchen/Diner

Guest WC

Utility Area

Landing

Bedroom One

Bedroom Two

Shower Room













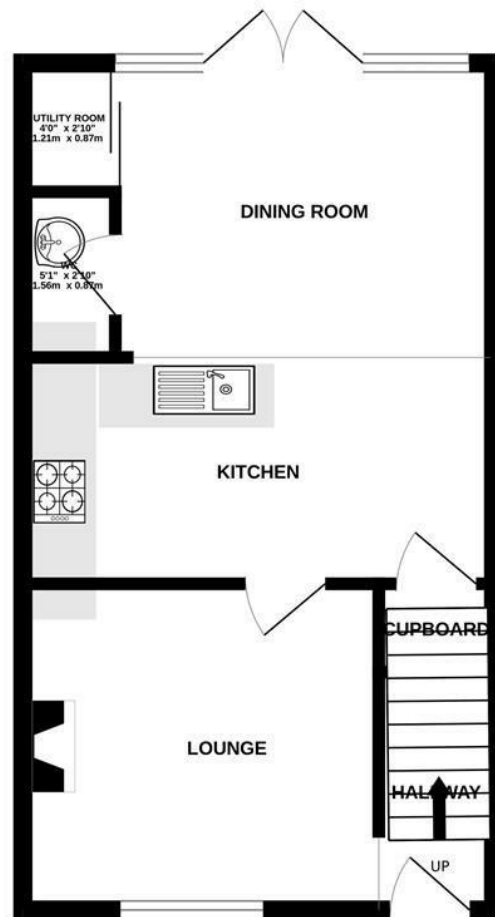
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

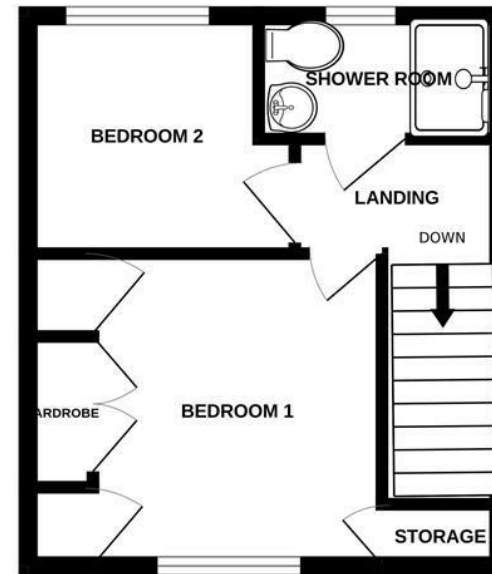


Simpson & Partners

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Metropix ©2026

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ