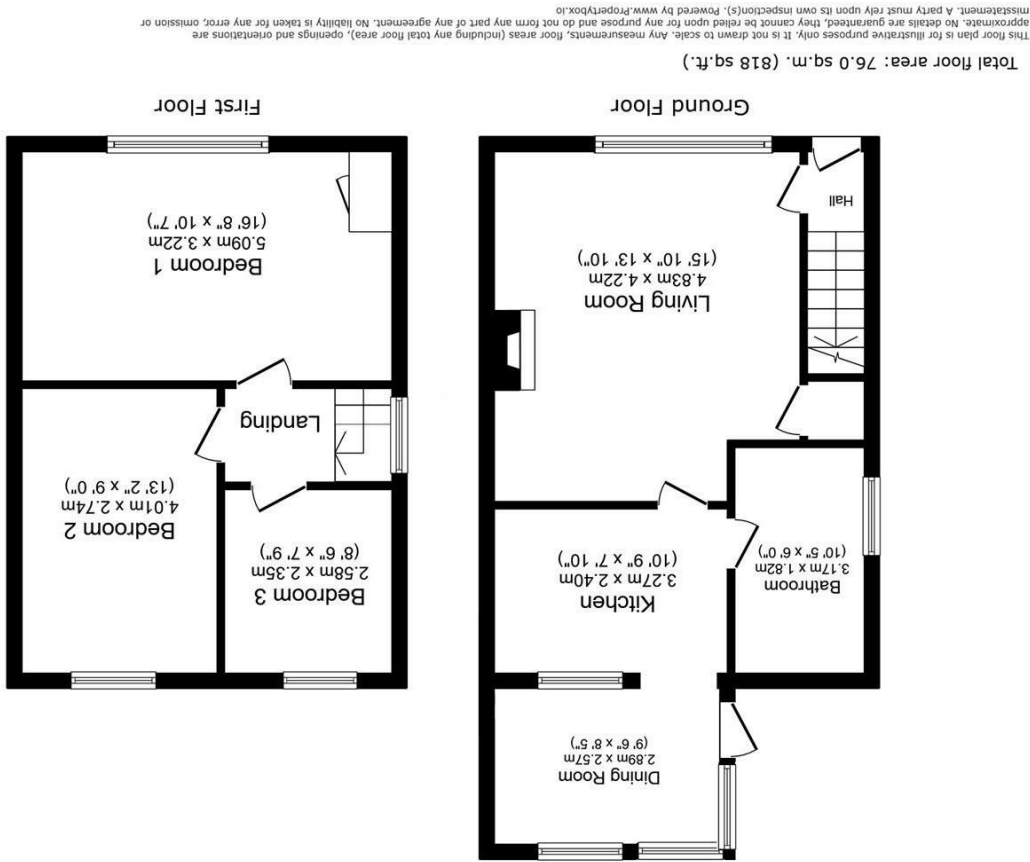


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Tel: 01536 524475
www.chrisgeorgeestateagent.co.uk



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



12 Mill Road, Woodford, NN14 4HH
£290,000

3 1 1 E

A beautifully presented, thoughtfully extended and extensively modernised three-bedroom semi-detached family home, situated in the heart of the highly sought-after village of Woodford. Occupying an enviable position with far-reaching countryside views to the rear, this exceptional property has been updated to a high standard throughout and offers spacious, versatile accommodation ideal for modern family living.

Benefits include a block-paved driveway providing off-road parking for two vehicles, a rear extension creating additional living space, a refitted kitchen and bathroom, UPVC double glazing, gas radiator central heating and tasteful décor throughout. The stunning landscaped rear garden extending in excess of 100 metres, featuring well-stocked flower and shrub borders, mature trees, outside storage sheds, a summerhouse /home office with power and lighting uninterrupted views across rolling open countryside.

The accommodation comprises an entrance porch, spacious sitting room with feature fireplace, modern fitted kitchen, with integrated appliances ground-floor shower room/bathroom and a formal dining room extension enjoying beautiful views over the rear garden. To the first floor are three generous-sized bedrooms.

The property is entered via an entrance porch leading into a spacious sitting room featuring a focal point fireplace and attractive décor. The modern refitted kitchen provides an excellent range of storage and work surfaces and gives access to the ground-floor shower room/bathroom.

To the first floor are three generously proportioned bedrooms, all presented in excellent decorative order.

To the rear of the property, a thoughtfully designed extension has created a formal dining room, offering an ideal space for entertaining while enjoying delightful views across the beautifully landscaped rear garden and surrounding countryside.Outside, the front of the property benefits from a block-paved driveway providing off-road parking for two vehicles.

EPC E



Living Room

15'10" x 13'10" (4.83m x 4.22m)

Kitchen

10'8" x 7'10" (3.27m x 2.40m)

Bathroom

10'4" x 5'11" (3.17m x 1.82m)

Bedroom 1

16'8" x 10'6" (5.09m x 3.22m)

Bedroom 2

13'1" x 8'11" (4.01m x 2.74m)

Bedroom 3

8'5" x 7'8" (2.58m x 2.35m)