

**Jubilee Cottage Butlins Lane
Roade
NORTHAMPTON
NN7 2PU**

Guide Price £575,000



- **STONE BARN CONVERSION**
- **MASTER WITH EN SUITE**
- **OFF ROAD PARKING**
- **UPVC DOUBLE GLAZING**
- **GARDENS TO FRONT AND REAR**

- **FOUR BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **DOUBLE GARAGE WITH OFFICE SPACE**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



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Charming Four Bedroom Stone barn conversion in Idyllic Village Setting.

Nestled next to the picturesque village church, this stunning 4-bedroom stone cottage offers a perfect blend of traditional charm and modern convenience.

The property features a spacious lounge, dining room, a large kitchen-breakfast room, and a dedicated games room. The master bedroom includes a en-suite, and there are three additional well-appointed bedrooms.

Outside, enjoy a sunny rear garden and a large front driveway offering ample off-road parking for several cars. Additionally, the property boasts a double garage with an office space above, perfect for remote work.

Ground Floor

Entrance Hall

Radiator, wooden flooring, cloak cupboard, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, radiator, tiled flooring, UPVC double glazed window to front.

Lounge

17'9" x 17'7" (5.42 x 5.38)

Feature fireplace with solid wood burner, radiator, UPVC double glazed windows to front and rear.

Dining Room

15'3" x 10'9" (4.67 x 3.28)

Stairs leading to first floor landing, solid wood flooring, radiator, UPVC double glazed patio doors to conservatory.

Kitchen/Breakfast Room

17'4" x 15'2" (5.30 x 4.63)

Fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with granite work tops above, eye level cupboards, built in electric hob with extractor fan above, built in oven, large breakfast bar, fitted dishwasher, tiled flooring, radiator, UPVC double glazed window to side, door to:

Utility Room

Comprising floor standing cupboards with work tops above, eye level cupboard, tiled flooring, wall mounted gas fired boiler, radiator, UPVC double glazed window and door to side.

Conservatory

17'11" x 7'4" (5.48 x 2.26)

UPVC constructed on brick dwarf wall, tiled flooring, UPVC double glazed windows to side, UPVC double glazed French doors out to garden.

First Floor

Landing

Access to boarded loft via pull down ladder, UPVC double glazed window to side, doors to:

Bedroom One

14'7" x 15'2" (4.47 x 4.64)

Radiator, air con unit, UPVC double glazed window to side, door to:

En Suite Shower Room

Suite comprising double shower cubicle with shower unit above, hand wash basin, low level WC, tiled splash areas, UPVC double glazed window to side.

Bedroom Two

13'8" x 11'7" (4.17 x 3.54)

Radiator, UPVC double glazed window to front.

Bedroom Three

13'2" x 8'4" (4.02 x 2.56)

Radiator, UPVC double glazed window to front.

Bedroom Four

10'2" x 8'9" (3.10 x 2.68)

Radiator, UPVC double glazed window to side.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled flooring, UPVC double glazed window to side.

Externally**Games Room**

17'7" x 14'9" (5.38 x 4.52)

Radiator, access to loft, UPVC double glazed window to front, UPVC double glazed patio doors to rear garden, door to:

Garage

15'6" x 18'7" (4.74 x 5.68)

Electric roller doors, power and light connected, door to stairs.

Office

15'4" x 8'4" (4.68 x 2.55)

Two double glazed Velux windows to front, eave storage space to front and rear, power and light connected.

Front Garden

Gravelled driveway providing off road parking for several vehicles, flower and shrub borders, mature shrubs and trees, large timber gates leading to driveway.

Rear Garden

Mainly paved with flower and shrub borders.

Agents Notes

Council Tax Band: F





GROUND FLOOR
1540 sq.ft. (143.1 sq.m.) approx.



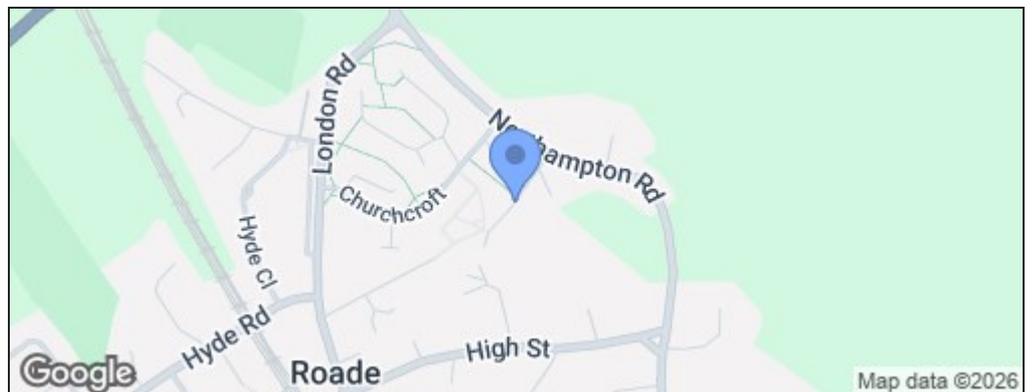
1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2567 sq.ft. (238.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.