Woods Lane, Potterspury, NN12 7PT

CARTERS residential

24 Woods Lane
Potterspury
Northamptonshire
NN12 7PT

Offers Over £190,000

A charming, stone built, converted barn with modern open plan accommodation set on a quiet village lane.

The property is one of a pair of of homes formed when the stone barn was converted in 2021, now offering a modern contemporary open plan living space on the ground floor with a lounge/dining area open to the kitchen, with a modern range of units. On the first floor there is a large bedroom with a vaulted ceiling and an en-suite shower room. With no outside space to worry about the property is the perfect option for those looking for something easier to maintain. Off street parking available to residents/visitors of Woods Lane at the bottom of the cul-de-sac, and there is plenty of additional nearby parking.

A fabulous and unusual home ideal for those looking for something a little bit different to the ordinary!

- Converted Stone Barn (Converted 2021)
- Open Plan Living Arrangement
- Modern Kitchen
- Large Bedroom with Vaulted Ceiling
- En-suite Shower Room
- Quiet Village Lane
- Close to Shop & Short Walk to Village Pub
- Balance of a 10 Year Build Warranty (Until April 2032)

Carters can arrange for you to view this property 7 days a week

Ground Floor

A front door opens to the living space- a large open plan room with plenty of space for sofas, table et c. Deep sill window to the front, stairs to the first floor.

The kitchen area has a range of units to floor and wall levels with work works surfaces and a sink unit. Integrated electric hob, extractor hood and electric oven. Space for a washing machine and a fridge/ freezer. Under stairs cupboard and a recess, useful for storage, with an overhead skylight window.

First Floor

Stairs rise into the bedroom, a large double room with a vaulted ceiling, skylight window to the rear, a storage recess, and a cupboard.

The shower room has a suite comprising WC, wash basin and a double sized shower cubicle. Heated towel radiator.

Heating & Fire Safety

The property has electric heating.
Fire suppression system installed.

Parking

Off street parking available to residents/visitors of Woods Lane, at the bottom of the cul-de-sac, and there is plenty of additional nearby parking.

Agents Note:

The property benefits from the balance of an ICW 10-year warranty that runs until 26 April 2032.

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: West Northants Council
Council Tax Band: B

Location - Potterspury

Potterspury is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links to Stony Stratford with a wide range of specialist shops, pubs and restaurants. Slightly further afield is Central Milton Keynes with extensive facilities including the main line railway station to London Euston with the quickest trains taking only 30 minutes.

Note for Purchasers

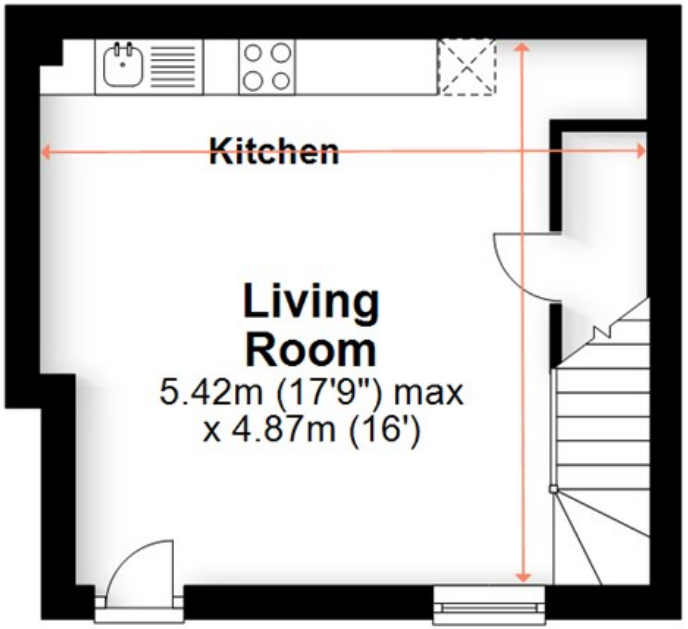
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

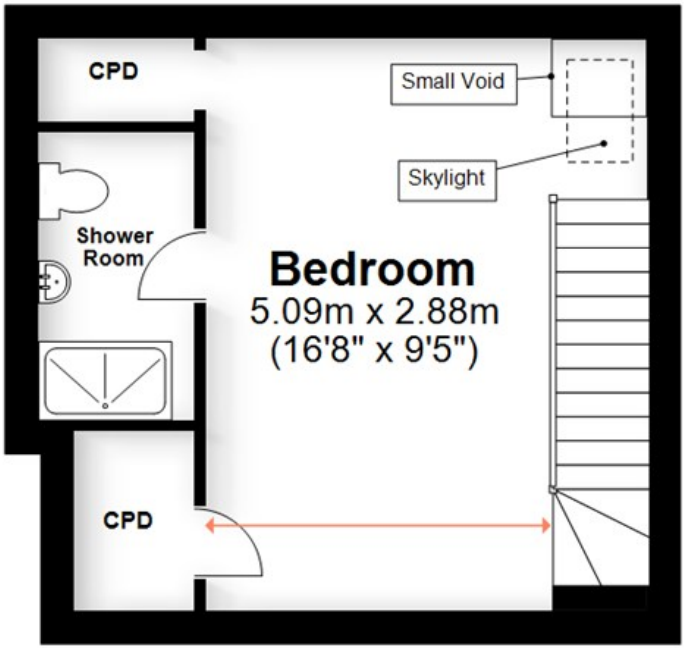
Ground Floor

Approx. 25.8 sq. metres (277.6 sq. feet)



First Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



Viewing Arrangements

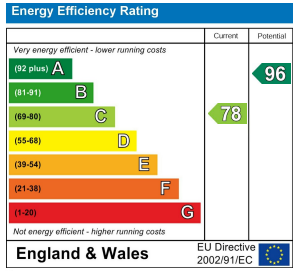
By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Total area: approx. 52.8 sq. metres (568.6 sq. feet)

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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.