



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Deenethorpe, Corby, Northamptonshire, NN17 3EP

£450,000

3 2 1



## "Roone Cottage"

Situated within the desirable hamlet of Deenethorpe, this modern detached property is positioned affording a pretty view of the Willow Brook which is a tributary of the River Nene. Built by Grace Homes, the property was constructed with a high specification using natural stone and benefitting from an air source heat pump making it aesthetically appealing and efficient to heat. The well presented accommodation comprises reception hall, guest WC, living room with a wood burning stove, open plan kitchen/diner and a utility room. Upstairs there is a family shower room and three bedrooms with a shower room en-suite to the master. There is a driveway, single garage and a well maintained garden.

### **Description:**

A great opportunity to secure this stone detached house which is beautifully positioned towards the edge of Deenethorpe with the Willow Brook gently flowing by.

The well presented accommodation comprises reception hall with stairs rising to the first floor, there is a guest WC situated off the hall.

The living room is dual aspect with French doors opening onto the rear garden. There is a feature fire place with a Chesney wood burning stove.

The kitchen/diner is open plan and is also dual aspect with French doors opening onto the side garden. There is a smart fitted range of wall and base level units with quartz work surfaces incorporating an under counter sink with mixer tap and quartz upstand. There is an integrated range of appliances including a fridge, freezer, and dish washer while there is a floor standing range cooker. Ceramic tiled floor.

The utility includes a base unit with work surfaces incorporating a sink with drainer with mixer tap and ceramic tiled wall surrounds. There is space and plumbing for a washing machine and dryer.

From the first floor landing there are three bedrooms with a double shower room en-suite to the master which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

The family shower room has been refitted with a large walk-in shower with panelled wall surrounds, an anthracite shower tray, brushed nickel dual outlet shower, WC and a wall hung vanity unit with wash hand basin with ceramic tiled wall surrounds.

There is a Mitsubishi air source heat pump which is maintained under a service plan.

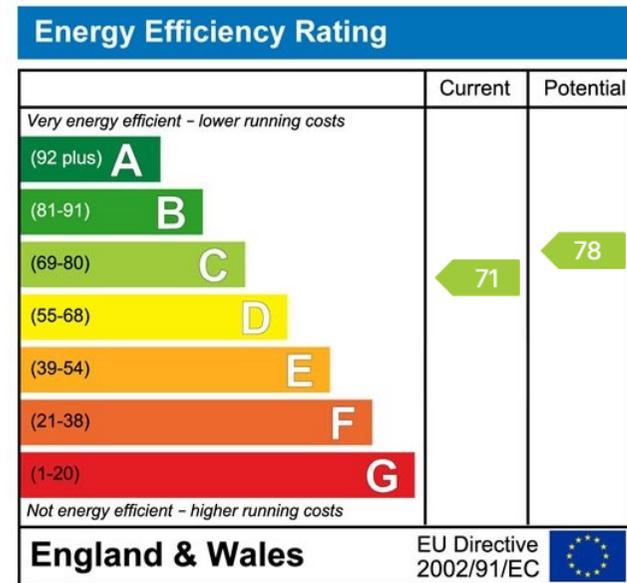
### **Outside:**

The frontage provides block paved parking for two cars and access to the single garage. There is external lighting to the garage, front, rear and side elevations and an external water tap. The garden wraps around the property and has been divided into two sections, both are mainly laid to lawn, the side section also offers a paved patio area, ideal for relaxing and entertaining. The garden is enclosed by hedging.





- Living Room - 5.64m x 3.3m (18'6" x 10'10")
- Kitchen/Diner - 5.64m x 3.33m (18'6" x 10'11")
- Utility Room - 2.03m x 1.93m (6'8" x 6'4")
- Bedroom One - 4.22m x 3.3m (13'10" x 10'10")
- Shower Room Ensuite - 3.33m x 1.22m (10'11" x 4'0")
- Bedroom Two - 3.25m x 2.95m (10'8" x 9'8")
- Bedroom Three - 3.25m x 2.46m (10'8" x 8'1")
- Shower Room - 2.74m x 1.7m (9'0" x 5'7")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

