

2 Mill Road  
Woodford  
Kettering  
NN14 4HH

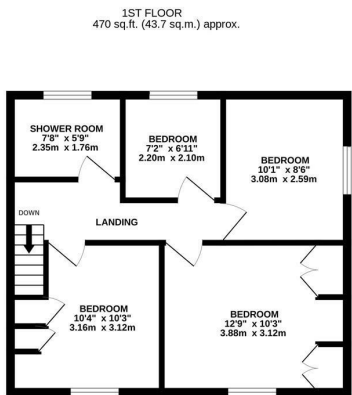
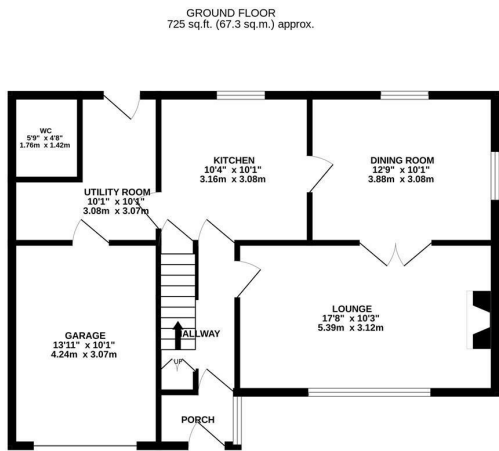
£385,000



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# FLOOR PLANS



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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.  
Made with Metropix (2025)



## AT A GLANCE...



Two spacious reception rooms



Fitted kitchen and utility room



Four bedrooms



Upstairs shower room and ground floor WC



Front and rear gardens



Single garage and off road parking



## WHAT'S GREAT?

Set within the highly regarded village of Woodford, this well-proportioned four-bedroom detached home offers generous accommodation, attractive gardens and excellent village living. With approximately 1,195 sq ft of accommodation, the property provides a versatile layout that is particularly well suited to families.

The ground floor opens into a welcoming entrance hall, leading to two separate reception rooms. The spacious lounge is a comfortable retreat, featuring a brick fireplace with a log burner providing an attractive focal point and a cosy atmosphere. The adjoining dining room offers plenty of space for family meals and entertaining, with large windows allowing in plenty of natural light.

The fitted kitchen is well equipped with a good range of eye and base units, while a separate utility room provides useful additional storage and workspace. A ground floor WC adds further practicality.

Upstairs, there are four well-proportioned bedrooms, providing plenty of flexibility for a growing family, home office or guest accommodation. The first floor is completed by a shower room.

Outside, the property enjoys gardens to both the front and rear, with the rear garden providing a pleasant space for outdoor dining, relaxing or children to play. A driveway provides off-road parking and leads to the attached single garage, offering secure parking or useful additional storage.

Woodford is a particularly desirable Northamptonshire village, offering a strong sense of community alongside excellent everyday amenities. The village benefits from a primary school, local shop and post office, as well as a choice of cafes and a popular pub. For those who enjoy the outdoors, the property is ideally positioned for access to the beautiful Nene Valley and Stanwick Lakes, providing a wealth of opportunities for walking, cycling and enjoying the surrounding countryside.

Call sole selling agents Oscar James to organise your viewing appointment!

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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