

HENDERSON CONNELLAN

ESTATE AGENTS



Slipton Lane, Sudborough NN14

"Field of Dreams"

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Set within the idyllic village of Sudborough and enjoying uninterrupted views across open countryside, this attractive three-bedroom detached home offers a wonderful combination of village living, stylish interiors and a generous plot. With the village pub soon set to reopen, beautiful countryside walks close by and easy access to both Thrapston and Oundle, the location offers a wonderfully peaceful setting while remaining conveniently connected. Inside, the property is equally appealing, with an entrance porch leading into the welcoming entrance hall and a useful guest cloakroom. The generous living room enjoys a lovely bay-fronted aspect, while a dual-sided wood burner creates a warm focal point between the living and dining room. The designer kitchen is a particular highlight, finished with a stylish range of units and a selection of integrated appliances. Upstairs, there are three well-proportioned bedrooms alongside a family bathroom. Outside, the generous plot with parking for four cars and far-reaching field views complete what is a rather special village home.

Living Room - 4.14m x 3.66m (13'7" x 12'0")

Dining Room - 4.14m x 3m (13'7" x 9'10")

Conservatory - 2.95m x 2.87m (9'8" x 9'5")

Kitchen/Breakfast Room - 3.68m x 2.79m (12'1" x 9'2")

Lean To - 4.95m x 2.46m (16'3" x 8'1")

Garage - 4.83m x 2.46m (15'10" x 8'1")

Bedroom One - 4.14m x 3.66m (13'7" x 12'0")

Bedroom Two - 4.14m x 3.05m (13'7" x 10'0")

Bedroom Three - 3.48m x 2.36m (11'5" x 7'9")

Bathroom - 3.48m x 1.98m (11'5" x 6'6")

- Mostly UPVC Double Glazing
- Oil Fired Central Heating
- Detached Home
- Three Bedrooms
- Designer interior
- Village Location
- Field Views
- COUNCIL TAX: E
- EPC RATING: F

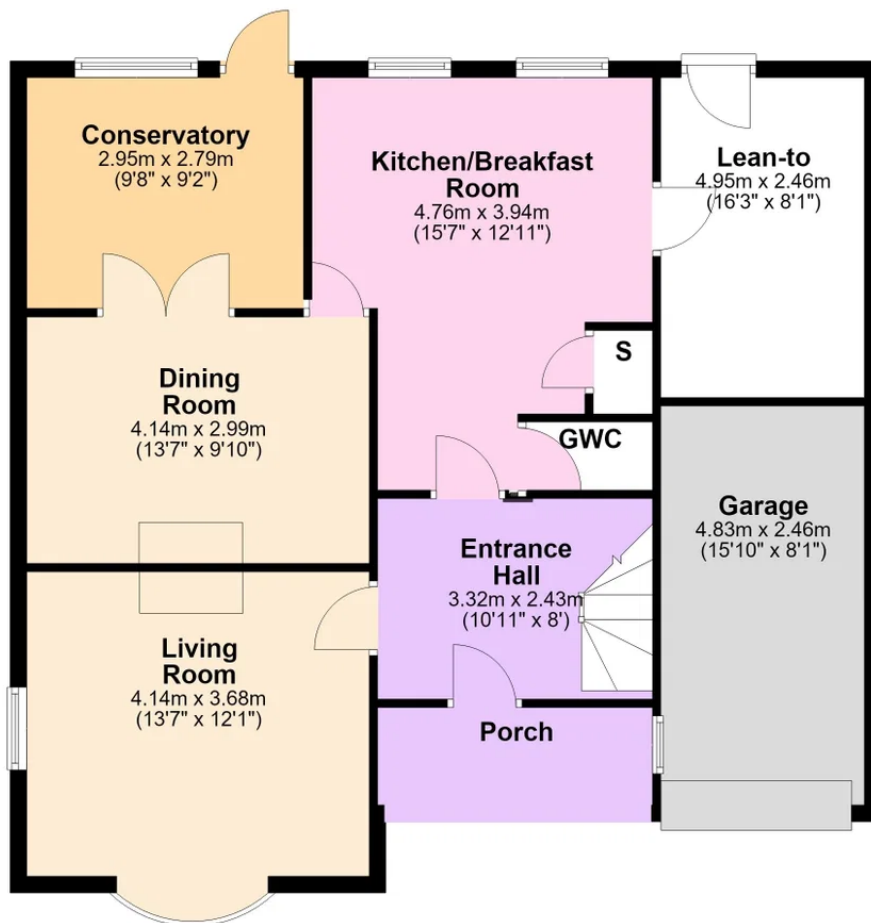
Tenure: Freehold





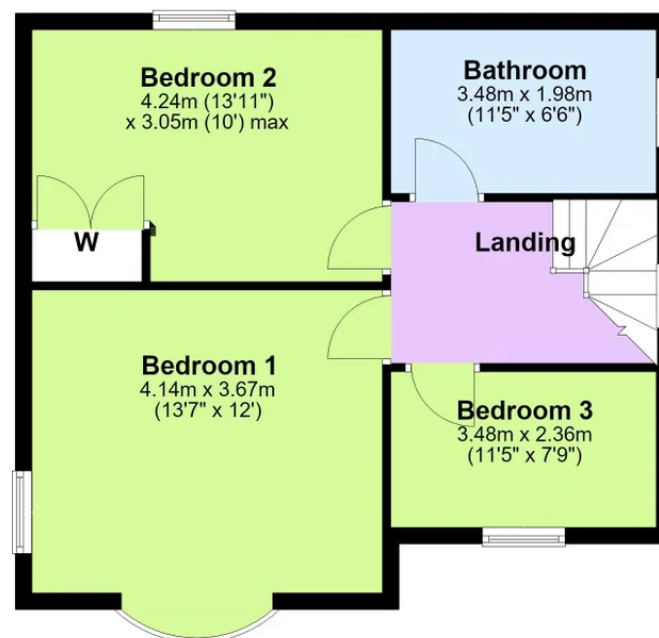
Ground Floor

Approx. 94.0 sq. metres (1012.1 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



Total area: approx. 145.5 sq. metres (1565.9 sq. feet)

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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.

