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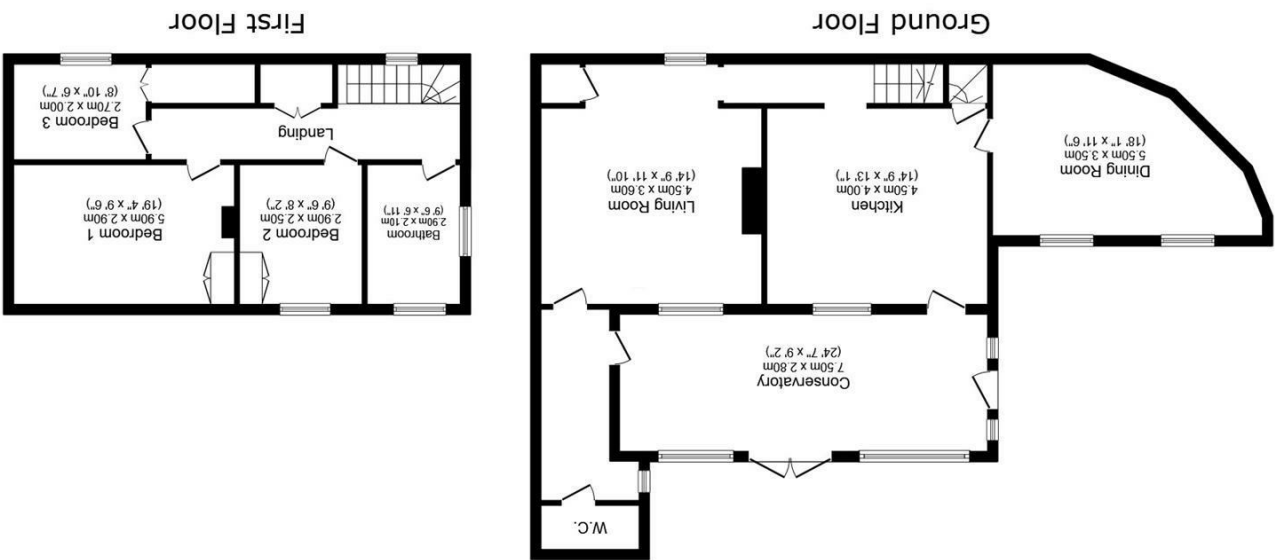
Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Total floor area: 136.3 sq.m. (1,467 sq.ft.)
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Spinney View Freemans Lane, Denford, NN14 4EF
Guide price £400,000

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A rarely available, charming and characterful cottage constructed with Denford brick, formerly two properties, occupying a substantial plot in the heart of the highly desirable village of Denford and enjoying beautiful countryside views.

Owned by the same family for over 60 years, properties of this nature rarely come to the market. The deceptively spacious accommodation offers three bedrooms, two reception rooms, a generous kitchen/breakfast room and a superb sunroom/conservatory spanning the rear of the property. Further benefits include sealed unit double glazing, radiator central heating, utility room, ground-floor shower room with W/C, carport, off-road parking for numerous vehicles, external storage and a beautifully landscaped substantial rear garden.

The property is approached and accessed from the rear, with the entrance leading into the generous kitchen/breakfast room. The kitchen is fitted with a range of modern base and wall-level units range-master cooker ample space for freestanding white goods and space for a dining table, creating an excellent everyday family living space. From the kitchen, access leads to the utility room and ground-floor shower room, together with the impressive sunroom/conservatory that enjoys a delightful outlook over the gardens. An inner hallway has stairs rising to the first-floor landing and provides access to the two separate reception rooms.

The formal dining room is a characterful and well-proportioned room featuring an attractive curved wall, while the sitting room provides a beautiful and comfortable living space centred around a wood burner fireplace. To the first floor there are three bedrooms together with the family bathroom, which is fitted with a modern bathroom suite. One of the property's standout features is its substantial and beautifully landscaped garden, predominantly laid to lawn with established flower beds and borders, providing an attractive setting.



Living Room
14'9" x 11'9" (4.50m x 3.60m)

Kitchen
14'9" x 13'1" (4.50m x 4.00m)

Dining Room
18'0" x 11'5" (5.50m x 3.50m)

Conservatory
24'7" x 9'2" (7.50m x 2.80m)

Bedroom 1
19'4" x 9'6" (5.90 x 2.90m)

Bedroom 2
9'6" x 8'2" (2.90 x 2.50m)

Bedroom 3
8'10" x 6'6" (2.70m x 2.00m)

Bathroom
9'6" x 6'10" (2.90m x 2.10m)