

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Tel: 01536 524475
www.chrisgeorgeestateagent.co.uk

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: 173.1 sq.m. (1,863 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any part of any agreement, no liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The Green, NN14 4BB
£535,000

4 2 2 D

A beautifully presented and characterful four-bedroom home situated in the highly desirable village of Little Addington. Offering generous and versatile accommodation, the property combines a wealth of original features with modern-day comforts and is offered for sale in excellent decorative order throughout.

Further benefits include sealed unit double glazing, radiator central heating, en-suite facilities to the master bedroom, ground floor WC, separate study, utility room, an impressive 6m x 4m kitchen/breakfast room, single garage, off-road parking for two to three vehicles and an attractive established rear garden.

Early viewing is highly recommended to fully appreciate the space, character and setting this delightful home has to offer.

The property is entered via a spacious and welcoming entrance hall, which provides access to the principal ground-floor accommodation, including the study, living room and kitchen/breakfast room.

The living room is a charming and characterful reception room, brimming with original features and centred around an attractive feature fireplace. The separate study provides an ideal home-working space and benefits from a window to the side elevation.

At the heart of the home is the impressive 6m x 4m kitchen/breakfast room, offering ample space for a large dining table and featuring attractive terracotta tiled flooring. The kitchen itself comprises a range of fitted eye and base-level units with integrated appliances and provides access through to the utility room, which in turn leads to the ground floor WC.

To the first floor, the spacious landing provides access to four generously proportioned bedrooms and the family bathroom. The impressive master bedroom benefits from double doors opening onto a Juliet balcony overlooking the rear garden, together with access to a private en-suite facility comprising a modern four-piece suite.

COUNCIL TAX BAND - E
EPC RATING - D



Living Room

20'0" x 10'4" (6.11 x 3.16)

Kitchen / Dining Room

19'2" x 13'4" (5.86 x 4.08)

Utility

6'6" x 5'8" (2.00 x 1.75)

Study

12'11" x 8'9" (3.94 x 2.67)

Bedroom One

18'2" x 13'4" (5.54 x 4.08)

Ensuite

9'4" x 6'6" (2.85 x 2.00)

Bedroom Two

11'8" x 7'8" (3.56 x 2.35)

Bedroom Three

12'11" x 8'6" (3.94 x 2.61)

Bedroom Four

13'0" x 7'8" (3.98 x 2.35)

Bathroom

10'2" x 8'5" (3.11 x 2.57)