



# HARWOODS

Chartered Surveyors & Estate Agents



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£189,500 Freehold

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A character stone built village cottage situated in a popular local village and within easy reach of Wellingborough, Kettering, Northampton and the A14.

The property offers a sitting room, kitchen, conservatory, first floor landing, good sized double bedroom, dressing room/home office & bathroom. The loft is floored and boarded as an attic room for additional storage and is accessed via a retractable loft ladder. There is a well stocked long south-east facing rear garden and a useful storage barn. Other property features include double-glazing to most rooms and gas radiator central heating (boiler replaced in 2017).

The property is available with no onward chain and Harwoods hold keys for accompanied viewing. This is a great opportunity to get village living at an affordable price. An early viewing is advised in order to avoid disappointment.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Lobby

Part-glazed wooden front door. Electricity meter cupboard. Panelled wood door leading to sitting room.

#### Sitting Room

13'7" x 12'3" max (4.14m x 3.73m max)

Double radiator, dado rail, ceiling coving, staircase rising to first floor and double-glazed window to the front.

#### Kitchen

12'3" max x 7'10" (3.73m max x 2.39m)

Range of wood faced units including base cupboards, base drawers, wall cupboards and work-surface areas. 1.5 bowl sink. Ceramic hob, filter hood, electric oven and integrated slimline dishwasher. Window and stable-style door to the conservatory.

#### Conservatory

12'1" x 7'1" (3.68m x 2.16m)

Plumbing for washing machine, double radiator, quarry tile floor, UPVC double-glazed windows overlooking the garden. Double-glazed door to the garden.

#### First Floor Landing

Storage cupboard, UPVC double-glazed window to the rear, archway to dressing room/home office space and doors off to bedroom and bathroom. Loft access hatch with retractable loft ladder leading to the attic storage room.

#### Bedroom

12'2" x 9'11" (3.71m x 3.02m)

Radiator and double-glazed window to the front.

#### Dressing Room/Home Office

6'11" x 5'2" (2.11m x 1.57m)

Radiator, timber clad ceiling and natural light via a borrowed light panel from the bathroom.

#### Bathroom

White suite comprising close-coupled WC, pedestal washbasin and panelled bath with Mira Jump shower over. Cupboard housing the Daikin gas central heating boiler (replaced in March 2017). Radiator. UPVC double-glazed window to the rear.

#### Attic Storage Room

12'2" max x 10'1" max (3.71m max x 3.07m max)

Access via retractable fold down loft ladder. Velux style roof light window. Please note that this room is suitable for storage purposes only and not for use as habitable space.

#### Outside

The property has a very long rear garden with lawn, shrub borders, small ornamental pond and gravelled area. The garden enjoys a south-easterly aspect. A shared pedestrian access that serves the terrace crosses the garden and gives access to a useful brick outhouse that provides useful storage.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

#### Important Note

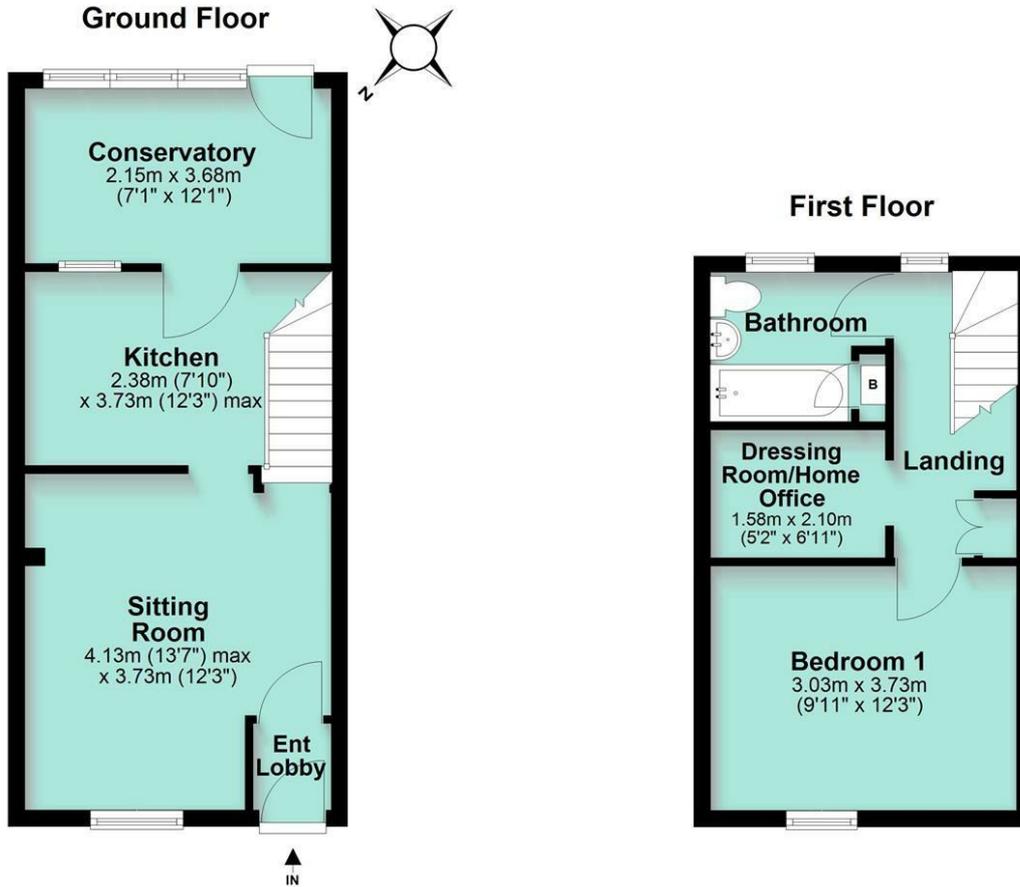
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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Plan produced using PlanUp.

