



Grange House, Lowick Lane, Aldwinckle

OSCAR JAMES

# Grange House

Lowick Lane

Aldwinckle

NN14 3EE

**Grange House is an impressive five-bedroom family home occupying an enviable position in the heart of the picturesque village of Aldwinckle. Offering versatile accommodation across three floors and sitting on a generous, secluded plot, this is a home that simply must be viewed to be fully appreciated.**

- Attractive five-bedroom family home set over three spacious floors
- Envidable position in the heart of the sought-after village of Aldwinckle
- Generous and secluded plot with private, mature rear gardens
- Spacious lounge with wood-burning stove and separate formal dining room
- Kitchen with electric AGA, stone worktops and adjoining utility room
- Four first-floor bedrooms, including a principal suite with en-suite facilities
- Versatile second-floor hobbies room leading to a fifth bedroom
- Offered with **No Onward Chain** and potential to modernise or remodel to suit individual tastes (subject to any necessary consents)



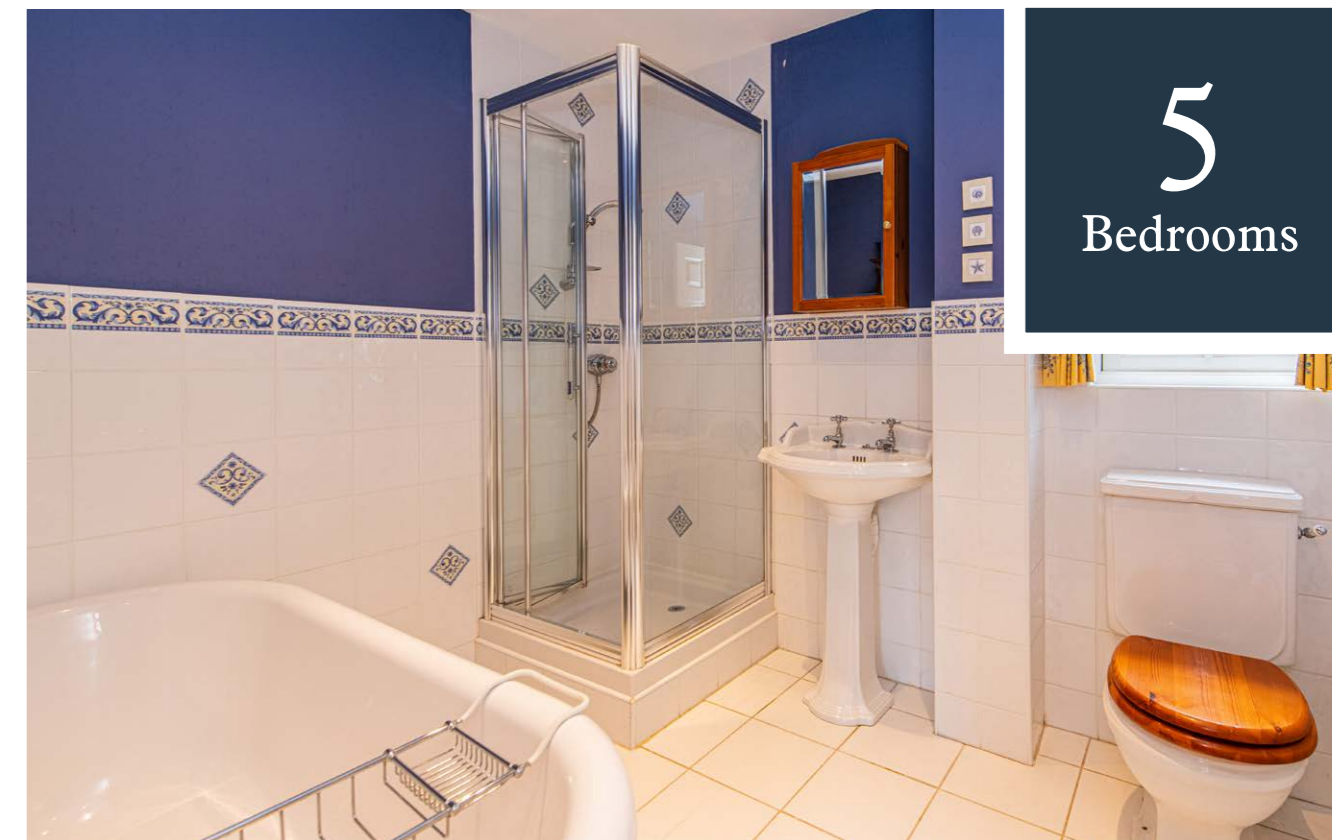
Constructed in 2002 to a high standard, with solid internal walls and traditional sash windows, the property offers spacious and well-balanced accommodation throughout. There is also excellent scope for the successful purchaser to cosmetically modernise or reconfigure certain areas to suit their own tastes and requirements, should they wish.

The accommodation comprises a welcoming entrance hall, generous lounge with wood-burning stove, formal dining room, study, garden room and a well-appointed kitchen featuring an electric AGA and beautiful stone work surfaces. There is also a useful utility room and ground floor WC.



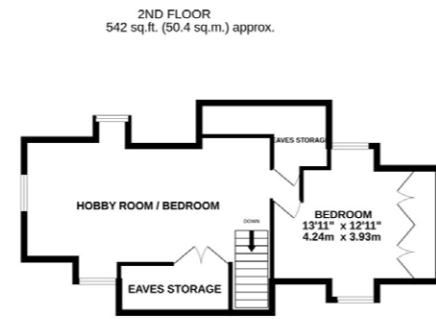
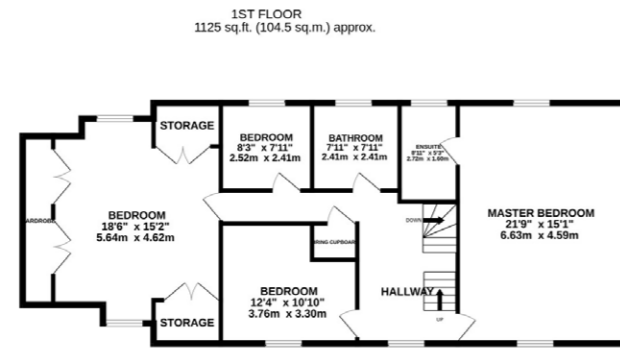
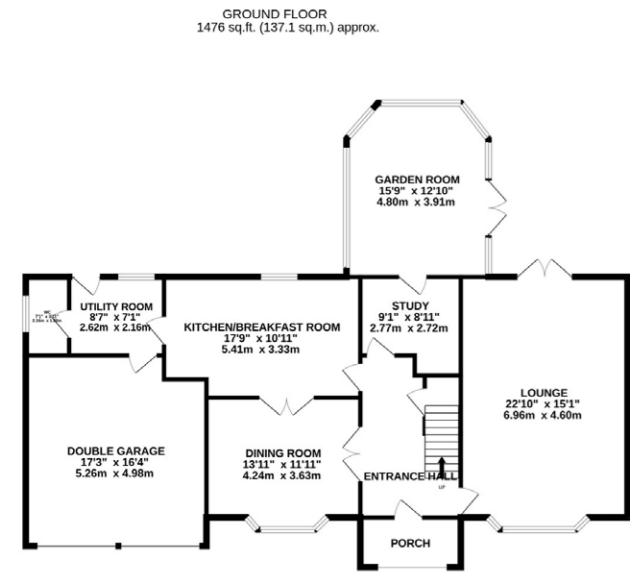
To the first floor are four generous bedrooms and the family bathroom, with the principal bedroom benefitting from en-suite facilities.

The second floor offers a substantial hobbies room which in turn leads through to bedroom five, creating a versatile space ideal for older children, guests, a home office or leisure suite.



5  
Bedrooms





TOTAL FLOOR AREA : 3143 sq.ft. (292.0 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.  
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Outside, the rear garden is wonderfully private and mature, providing the perfect setting to relax and unwind. There is also a charming summer house and an additional side garden which offers hardstanding for further parking or, subject to the necessary consents, the potential for an additional garage.

Aldwinckle is a thriving village community offering a highly regarded primary school, a recently opened village shop and coffee house, and excellent road links. Both Thrapston and Oundle are just a short drive away, providing a wider range of amenities, schooling and leisure facilities.

Offered to the market with **No Onward Chain** and competitively priced, we anticipate strong levels of interest.

For more information or to arrange your viewing, contact sole selling agents **Oscar James** today. **Be quick – homes in locations such as this rarely remain available for long.**

# OSCAR JAMES

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