



£290,000

4 Mill Lane Northampton NN12 7SH



Charming Two-Bedroom End of Terrace Cottage in Stoke Bruerne, Northamptonshire

Nestled in the heart of the picturesque canal village of Stoke Bruerne, this delightful two-bedroom end of terrace cottage offers character, charm, and a truly unique setting. At the end of the path you can enter the property brimming with period features, the property combines traditional cottage style with the comfort of modern living.

The ground floor includes a welcoming living area with a wood burner, a well appointed kitchen and space for dining. Upstairs, two good sized bedrooms provide comfortable accommodation, complemented by a shower room.

Outside, the cottage benefits from a wrap around garden with an outbuilding and a vegetable patch, with the added appeal of being just a short stroll from the village's renowned canal, countryside walks, cricket club and charming pubs. Parking is via a residents permit on the street parking.

With its idyllic location and characterful charm, this cottage makes a wonderful home or countryside retreat.

Contact Carter Williams to arrange a viewing!

Council Tax Band: C

EPC Rating: E





Lounge 4.19m (13' 9") x 3.91m (12' 10")

Dining Area 3.92m (12' 10") x 2.65m (8' 8")

Kitchen 3.38m (11' 1") x 1.64m (5' 5")

Bedroom 4.59m (15' 1") x 3.26m (10' 8")

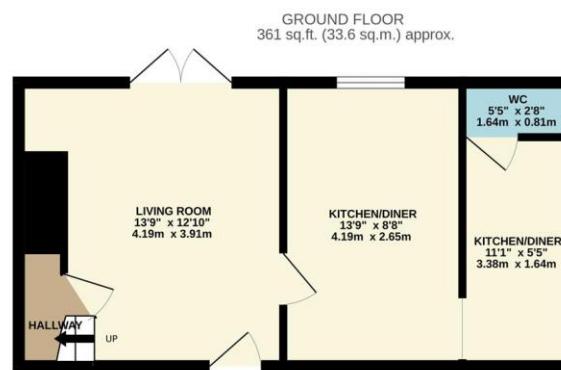
Bedroom 3.47m (11' 5") x 2.60m (8' 6")

Shower Room 2.30m (7' 7") x 0.98m (3' 3")

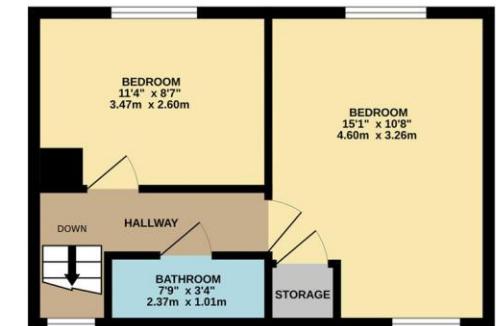
W/C 1.65m (5' 5") x 0.81m (2' 8")

Garden





1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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