



3 Trailli Lane

Woodford, Northamptonshire NN14 4LF



Simpson & Partners

Welcome to Pelenore, an impressive executive stone residence occupying a delightful position within the picturesque village of Woodford. Tucked away along a quiet lane, this attractive home enjoys charming countryside views while remaining conveniently within walking distance of the village school and local amenities.

The property offers spacious and well-appointed accommodation throughout. Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of the home. The ground floor features a study ideal for home working, a modern fitted kitchen with breakfast area, and a separate utility room. The formal dining room enjoys doors opening directly onto the rear garden, creating an excellent space for entertaining, while the bright and comfortable living room also benefits from garden access. A convenient cloakroom/WC completes the ground floor accommodation. To the first floor, the property offers four well-proportioned double bedrooms. Two of the bedrooms benefit from their own en-suite shower rooms, while a stylish family bathroom serves the remaining bedrooms. Externally, the property truly comes into its own. The generous rear garden offers a good degree of privacy and is predominantly laid to lawn, complemented by established shrubs and planting. Decking and patio areas provide ideal spaces for outdoor dining and entertaining during the warmer months. To the front, a substantial driveway provides ample parking and leads to an oversized double garage. Properties of this quality and location are rarely available, and early viewing is highly recommended.

Energy rating: C

Living Room - 20.83 × 13.03 ft

Study - 9.02 × 7.84 ft

Kitchen - 13.75 × 12.57 ft

Dining Room - 12.66 × 11.88 ft

Bedroom 1 - 13.71 × 12.99 ft

Bedroom 2 - 15.62 × 12.70 ft

Bedroom 3 - 13.75 × 9.97 ft

Bedroom 4 - 13.75 × 10.53 ft

£780,000



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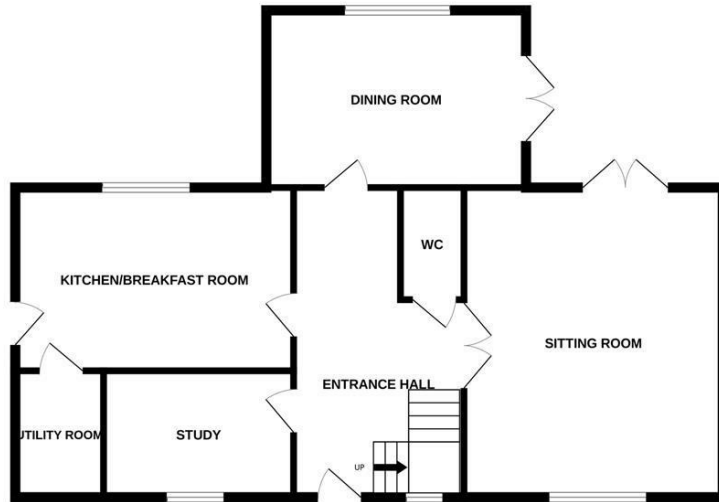
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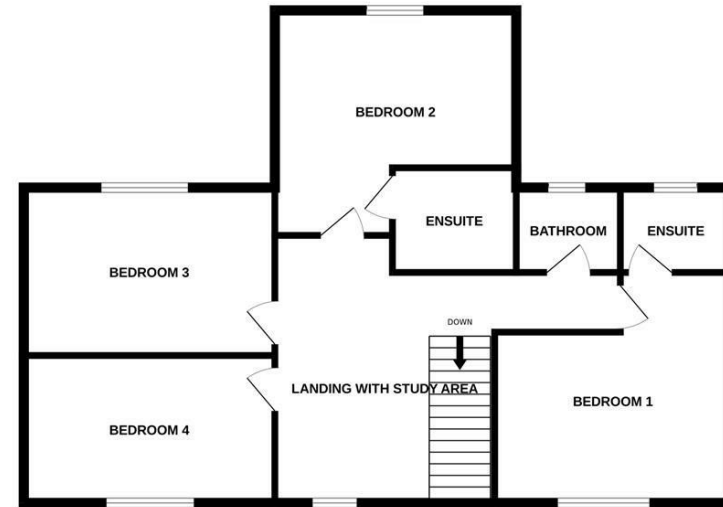
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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