



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fernleigh Cottage, Church Close, Caldecott, LE16 8RN

£450,000

🛏️ 4 🚿 1 🚻 1



"Fernleigh Cottage"

A wonderful opportunity has arisen to secure this beautifully positioned home within the heart of the village neighbouring the pretty church. The property comes with driveway parking and a double garage while the enclosed garden is nicely established and offers a modern garden studio. This property was extensively improved by the current owners during 2019/2020 and offers a comfortable and modern interior combined with energy efficiency installations including solar panels with battery backup and an EV charger. The accommodation comprises hall, guest WC, open plan kitchen/dining room, boot room and spacious lounge with an inglenook fire place with wood burner. Upstairs there is a family bathroom and four bedrooms. A unique family home.

Room Measurements:

Boot Room 4.39m x 1.45m (14'5" x 4'9")

Kitchen/Diner 6.02m x 5.54m (19'9" x 13'2")

Lounge 6.02m x 3.58m (19'9" x 11'9")

Bedroom One 4.52m x 3m (14'10" x 9'10")

Bedroom Two 4.75m x 3m (15'7" x 9'10")

Bedroom Three 2.44m x 3m (8'0" x 9'10")

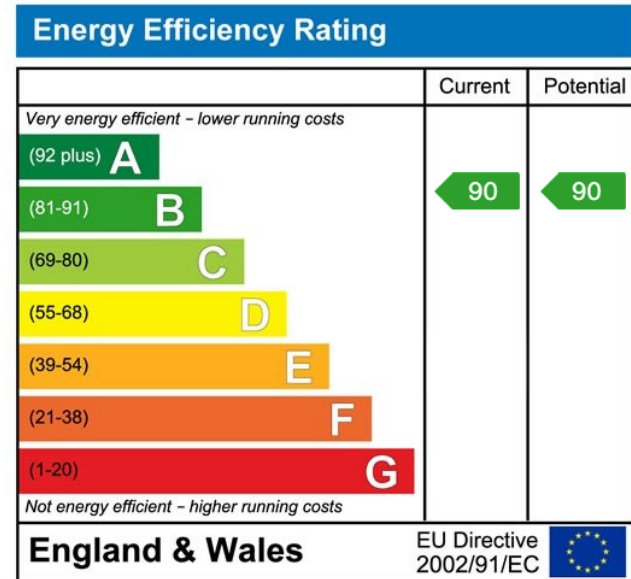
Bedroom Four 2.67m x 3.05m (8'9" x 10'0")

Bathroom 2.16m x 1.7m (7'1" x 5'7")





- Fabulous Position within Caldecott - Next to the Church
- Parking for Two Cars and Double Garage via Church Close
- Gas Central Heating System Installed 2019
- 5.5 KW PV Solar Panels with 10KW Battery Backup
- 16' x 7' Garden Studio
- Four Bedrooms
- Modern Open Plan Kitchen/ Diner
- Electrical Rewire 2019
- EV Charger
- Modern Wood Burning Stove in the Lounge



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

