



**Fairhaven Cottage Lower Street, Great Addington
Northamptonshire NN14 4BL
Price £549,950 Freehold**

We are delighted to offer to the open market for sale this truly outstanding, extended 1880's semi detached cottage, occupying an enviable plot, backing onto open fields, in this sought after East Northamptonshire village. The property has been upgraded and updated over the years, now boasting entrance hall, large lounge, study, huge kitchen/dining room and utility room/downstairs cloakroom/WC. To the first floor is a large and master bedroom with refitted en-suite shower room, with two further good size double bedrooms and refitted family bathroom. The overall plot comprises ample off road parking to the fore, for several vehicles, large double garage and side access leading through to the large rear garden, enjoying delightful panoramic views across countryside to the rear. An early viewing is deemed absolutely essential.

- Village Location
- Large Lounge
- Large Double Garage
- EPC rating - D57
- Three Double Bedrooms
- Utility Room / WC
- Driveway Parking For Several Vehicles
- Very Large Open Plan Re-fitted Kitchen / Dining Room with Bi-fold doors to the rear garden
- Re-fitted En-suite Shower Room / WC and Re-fitted Bathroom / WC
- Large, Enclosed Private Rear Garden Backing On To Open Fields and Countryside



Location

On the main road between Woodford and Little Addington, the property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D57

Certificate number - 0390-2542-3580-2795-1331

Council Tax Band

D

Accommodation

Ground Floor

Entrance Hall

Lounge 23'6" x 12'10" (7.18m x 3.93m)

Maximum, plus bay. Electric fire.

Study 10'4" x 7'6" (3.15m x 2.30m)

Kitchen/Dining Room 37'4" x 17'7" maximum (11.38m x 5.38m maximum)

Fitted appliances by way of dishwasher, double electric oven, 5 ring induction hob, extractor.
Oil fired boiler.

Utility Room / WC 6'3" x 5'10" (1.92m x 1.79m)

First Floor

Landing

Bedroom 1 21'10" x 15'3" maximum (6.66m x 4.66m maximum)

Including fitted wardrobes and drawers.

En-suite Shower Room / WC 8'6" x 6'5" (2.60m x 1.96m)

Balcony

Bedroom 2 12'1" x 11'11" (3.69m x 3.65m)

Bedroom 3 10'1" x 9'9" (3.09m x 2.98m)

Airing cupboard housing hot water cylinder.

Bathroom / WC

Cupboard.

Outside

Front

Off-road parking for several vehicles. Side gate to rear.

Double Garage 21'4" x 15'5" (6.52m x 4.71m)

Double electric up and over door to front. Power and light connected. Side door to/from garden.

Rear

Rear Garden

The rear gardens are a particular feature of the property and alone must be viewed to appreciate the size and views to the rear.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

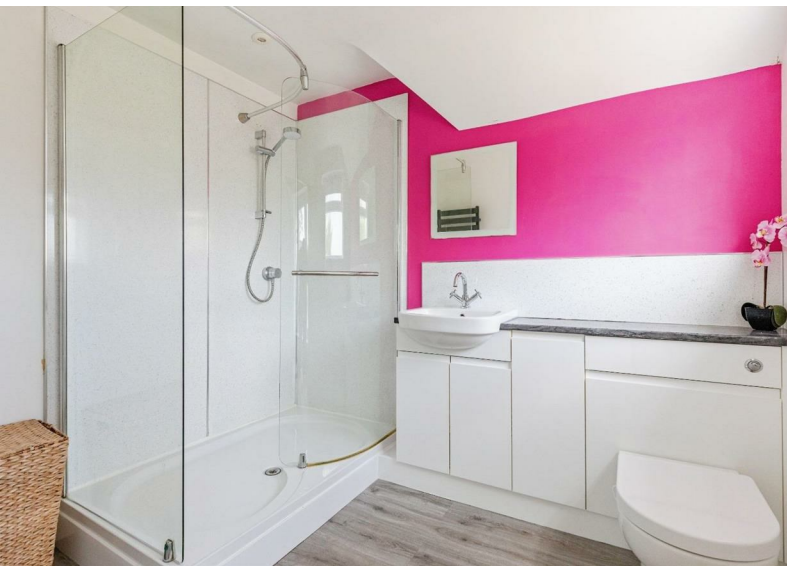
Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

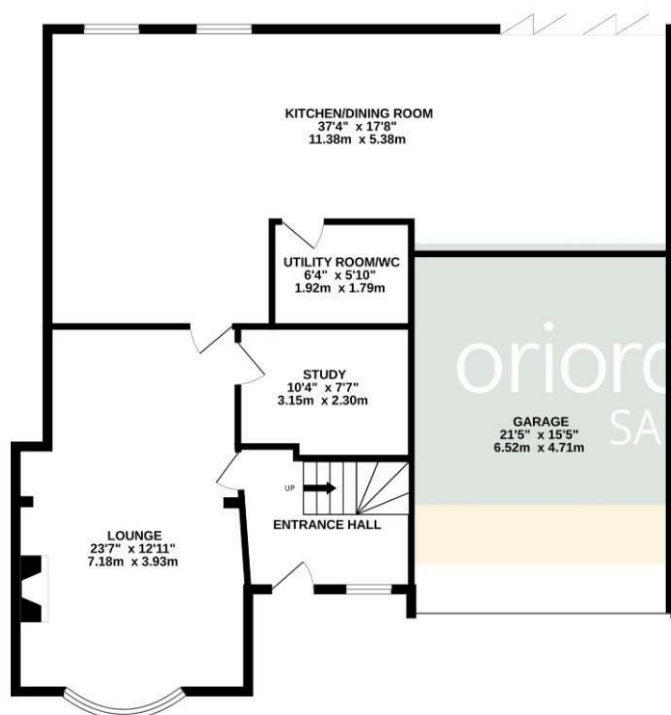
Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

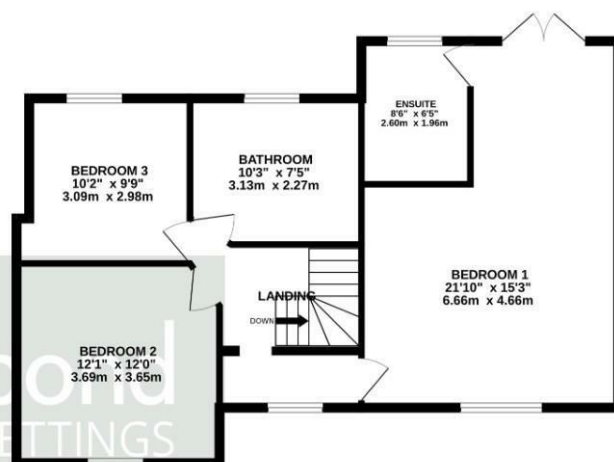




GROUND FLOOR
1360 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 2104 sq.ft. (195.5 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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