19 Old End
Piddington
NORTHAMPTON
NN7 2DF

£350,000

- CHARMING CHARACTER COTTAGE
- THREE GENEROUS BEDROOMS
- GARAGE AND PARKING
- NO UPPER CHAIN
- IDYLLIC VILLAGE LOCATION
- DOWNSTAIRS CLOAKROOM W.C.
- DOUBLE GLAZED DOORS AND WINDOWS
- ENERGY PERFORMANCE RATING: D

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A delightful rendered stone, character cottage offered with no upper chain and situated in the sought after village of Piddington. Offered with three generously sized bedrooms and in superb condition throughout, this cherished semi-detached property benefits from a contemporary feel whilst retaining a host of original features, including exposed beams, drop latch doors and stone walls. This is a superb family home on the edge of this quiet village, near to open fields. The accommodation comprises; an entrance hall, large open plan lounge/dining room with a working open fireplace, fitted kitchen with a range of built in appliances and a cloakroom W.C. on the ground floor. To the first floor there are three generously sized bedrooms and a refitted family bathroom. Externally, there is an enclosed garden with a lawn and a decked patio area, as well as a private drive with off road parking for two to three vehicles, including an electric charging point, leading to a single garage with power and light connected. The property benefits from uPVC double glazing, gas fired radiator heating, bespoke window shutters and is offered with no chain.

Ground Floor

Entrance Hall
Entered via a part glazed panelled entrance door, stairs rise to the first floor landing with storage cupboards under, radiator, exposed stone feature wall, stone tiled flooring, drop latch doors to the kitchen and lounge, sliding door to a downstairs WC.

Kitchen
13'1" x 9'10" (3.99 x 3.02)
Fitted with a stylish range of wall and base level units with solid timber work surfaces over, matching peninsula breakfast bar with further storage under, inset butler style sink unit with a mixer tap over, integrated stainless steel gas range with an extractor hood over, built in fridge freezer, integrated dishwasher, plumbing for an automatic washing machine, built in microwave space, stone tiled flooring, radiator, double glazed windows to the front and side aspects, exposed beams to the ceiling.

Lounge/Dining Room
19'10" x 11'8" (6.07 x 3.58)
A spacious room with double glazed windows to the front and rear aspects, feature exposed stone open fireplace, exposed beams and stonework, double panel radiator, wall light points, TV point.

Cloakroom
Fitted with a low level W.C. and a wash hand basin, laminate flooring.

First Floor

Landing
Double glazed windows to the rear aspect, access hatch to a boarded loft, storage area, drop latch doors to the first floor accommodation.

Bedroom One
13'3" x 10'9" (4.06 x 3.28)
A light and airy room with double glazed windows to the front and rear elevations, radiator.

Bedroom Two
13'6" x 8'4" (4.12 x 2.56)
Double glazed windows to the side and front elevations, radiator, built in wardrobes and storage units to the end wall.

Bedroom Three
9'8" x 9'5" (2.97 x 2.89)
Double glazed window to the front elevation, radiator, loft access hatch.

Bathroom
Refitted with a stylish and contemporary white suite comprising a panelled bath with a shower and screen over, low level W.C. and a circular wash basin set on timber plinth, double glazed window to the front elevation, traditional cast iron effect radiator and towel rail, panelled walls to two thirds height, laminate flooring.

Externally

Garden
Laid mainly to lawn with a recently replaced composite decked seating area, further paved patio area with a gravelled path, various maturing shrubs, outside tap, path to the front door, gated access to the front drive, enclosed by timber fencing.

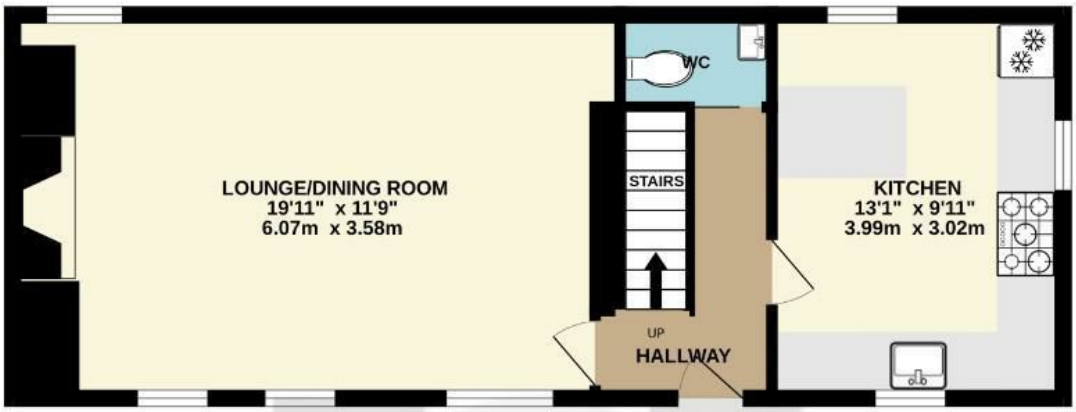
Parking
A gravelled drive leading to the garage and with further parking to the side and room to accommodate several vehicles.

Garage
Accessed via an up and over door, power and light connected, storage in the eaves.

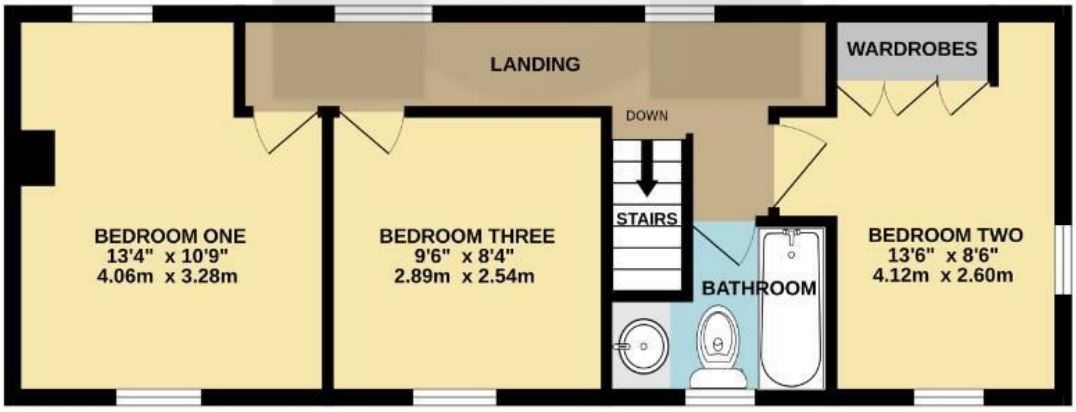
Agents Notes
Council Tax Band: C

PAUL'S OFFICE

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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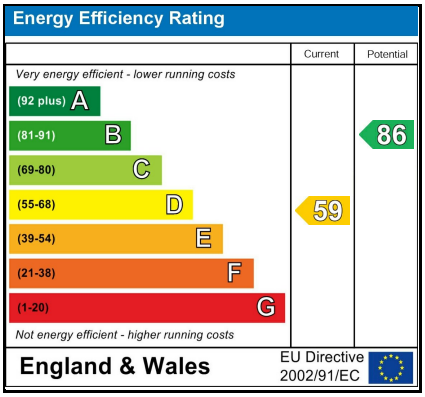

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