

90 Church Street, Naseby, NN6 6DA



Offers Over £200,000

Well situated in the heart of this picturesque and historic village is this charming period mid terrace cottage. Accommodation has been vastly improved throughout by its current owner and must be seen in person to be appreciated. It benefits from new doors, recently re-fitted UPVC double glazing throughout and a new boiler fitted in 2025 (oil fired central heating controlled by a smart 'Hive' thermostat). It briefly comprises lounge, kitchen, landing, one double bedroom and shower room. There is also a good sized rear garden with additional courtyard and two brick outbuildings.

Service without compromise

Entrance Hall

Added within the last year and constructed of brick. Glazed front entrance door, Laminate flooring. Further glazed door through to lounge.

Lounge 13'4" x 11'4" (4.06m x 3.45m)



UPVC double glazed window to the front elevation. Log burning stove fire. Television point. Laminate flooring. Radiator. Door to the stairs to the first floor. Stable door to:-



Kitchen 10'6" x 6'10" (3.20m' x 2.08m)



UPVC double glazed window to the rear aspect. Range of refitted kitchen units. Roll edge work surfaces. Stainless steel sink and drainer. Fitted oven and four ring induction hob. Space and plumbing for automatic washing machine. Space fore fridge/freezer. Radiator. UPVC double glazed stable-style door leading out to the rear courtyard.



First Floor Landing



UPVC double glazed window to the rear elevation. Timber balustrade. Timber latch and brace doors to rooms.

Bedroom 13'5" x 11'4" (4.09m x 3.45m)



UPVC double glazed window to the front elevation. Feature period open fireplace. Radiator.



Shower Room



Shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Radiator. UPVC double glazed window to the rear aspect. Loft access hatch with pull-down ladder to lit, insulated and boarded loft space.



Front Garden

Laid mainly to lawn and screened by high hedging with steps up.



Rear Courtyard



Concreted private rear courtyard with pedestrian gated access over the neighbouring property to the front and access through the brick outbuildings to the rear garden.

Outbuildings

Two brick constructed outside stores also providing pedestrian access through to the rear garden. One houses the refitted (2024) Worcester oil-fired central heating boiler., controlled by a smart 'Hive' thermostat back inside the house.

Rear Garden



Laid mainly to lawn with paved patio, plant borders and enclosed by timber fencing.



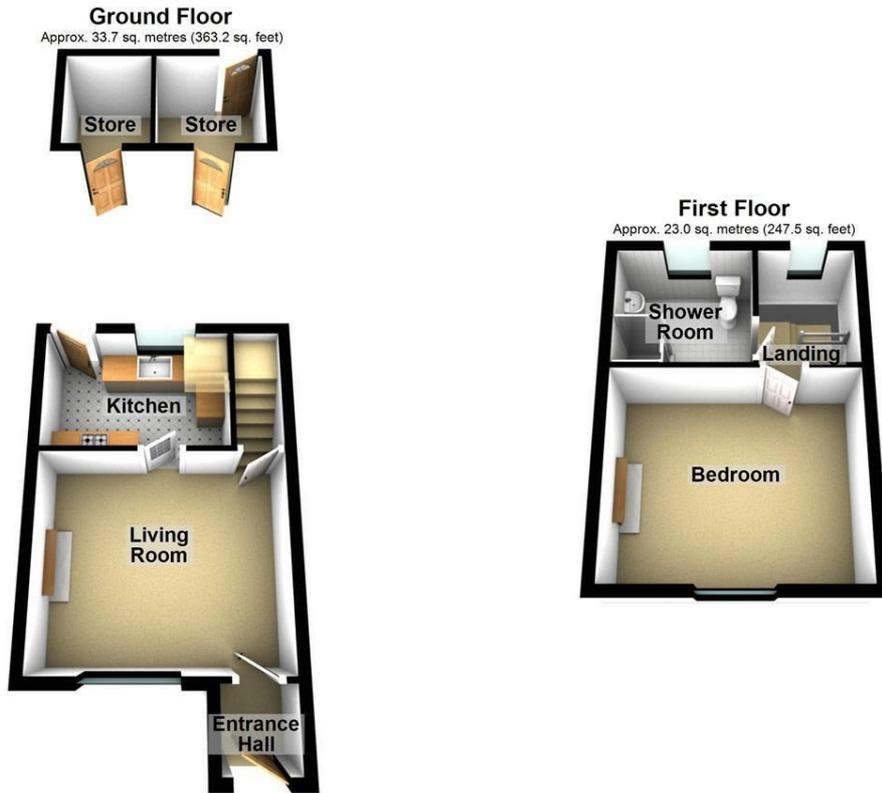
Rear Aspect



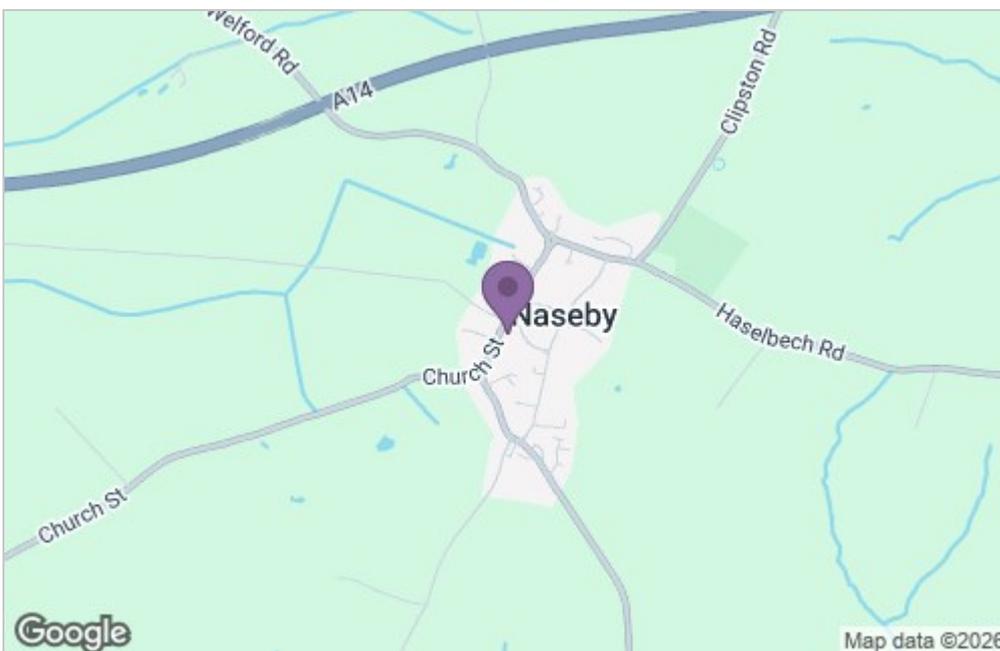
Agents Note

Although there is pedestrian access over the neighbouring property, nobody has any right of access over this property. We would therefore consider that there is great potential to extend the property across the yard and into the outbuildings (subject to planning permission).

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales EU Directive 2002/91/EC		