



13 Bakers Lane

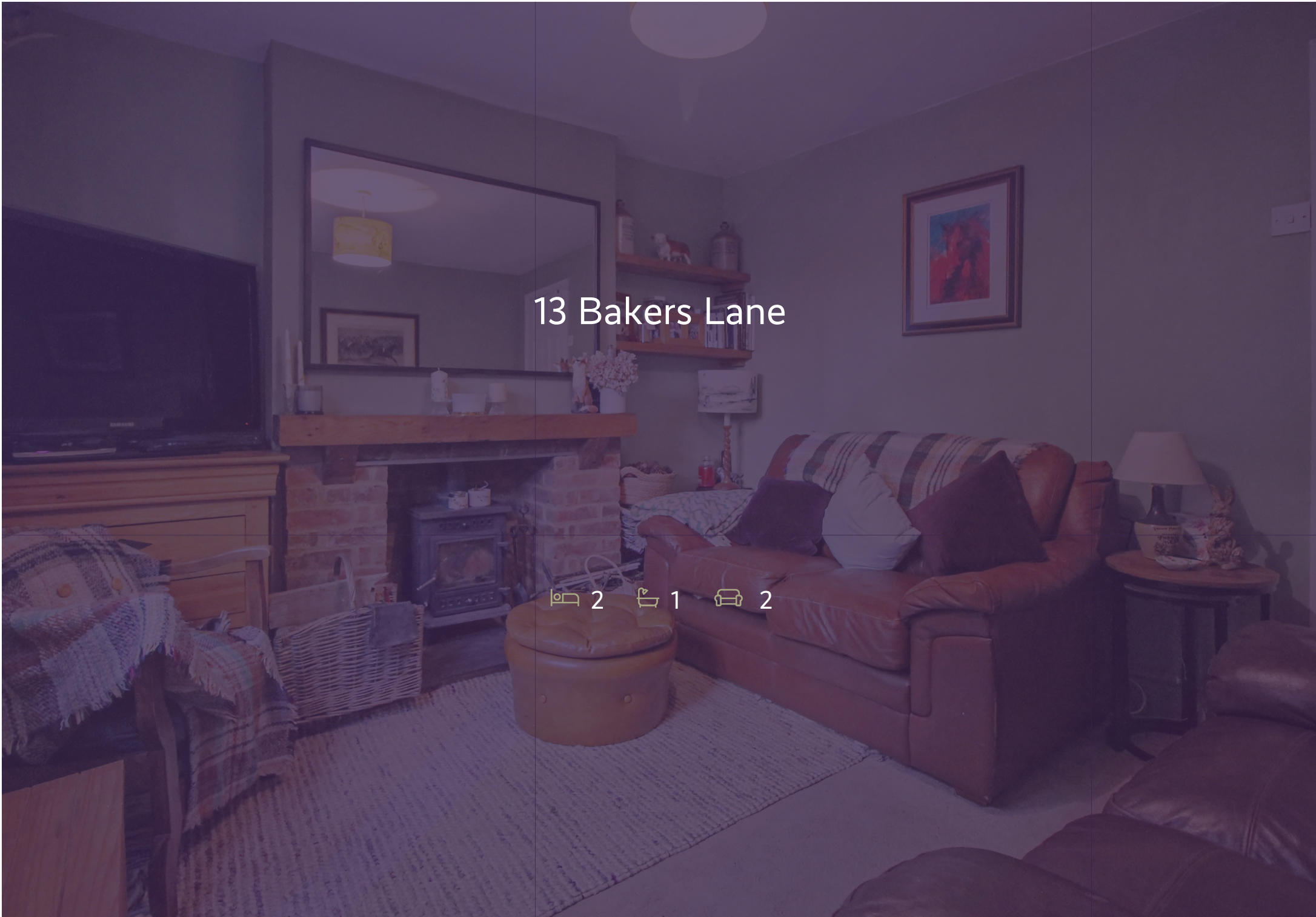
Woodford, Northamptonshire NN14 4ET



Simpson & Partners

# 13 Bakers Lane

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## About the Property

Nestled in the highly sought-after village of Woodford, this charming two-bedroom cottage offers a wonderful blend of character and modern living. Lovingly improved by the current owner, the property benefits from an extension along with modern windows and doors, creating a home ready to move straight into.

The accommodation comprises a cosy lounge featuring a log burner, perfect for relaxing evenings, while the extended kitchen/diner provides an excellent space for entertaining and family life. A useful utility area and guest WC complete the ground floor.

To the first floor are two generously sized bedrooms and a well-presented shower room.

Outside, the delightful rear garden has been thoughtfully landscaped and is arranged over three levels. Two patio areas provide ideal spaces for outdoor dining and relaxation, while the upper level features a lawned garden with a garden shed. The entire garden is enclosed by timber fencing, offering privacy and security.

Further benefits include off-road parking for one vehicle to the side of the property.

Early viewing is highly recommended to fully appreciate everything this charming cottage has to offer. Call now to book your viewing!

**£249,950**



Entrance Hall

Lounge

Kitchen/Diner

Guest WC

Utility Area

Landing

Bedroom One

Bedroom Two

Shower Room












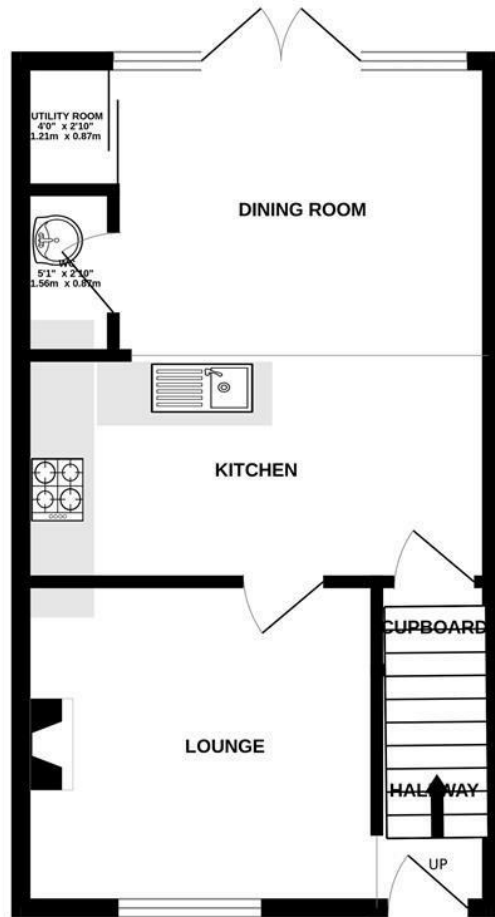


### Energy Efficiency Rating

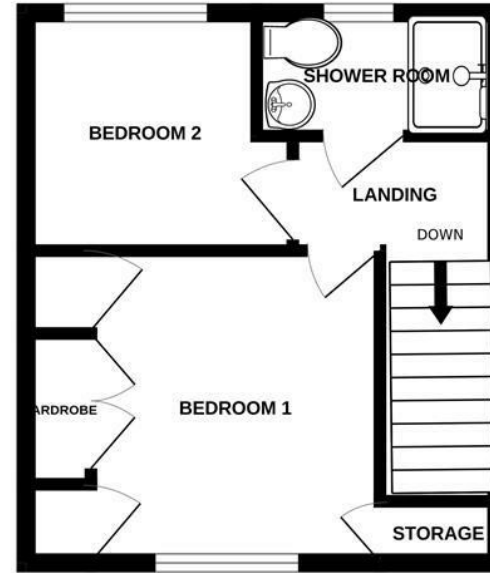
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

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43-45 High Street, Thrapston, Northants, NN14 4JJ