



Earls Barton Road

Great Doddington, Wellingborough

**JACKSON
GRUNDY** | *The
Village
Agency*



Earls Barton Road
Great Doddington, Wellingborough, NN29 7TA

TOTAL AREA: APPROX. 189.52 SQ. METRES (2040 SQ. FEET)

MIDSUMMER COTTAGE IS A CHARMING AND BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME LOCATED IN THE EVER-POPULAR AND WELL-SERVED VILLAGE OF GREAT DODDINGTON

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN / DINING ROOM
- UTILITY ROOM
- GARDEN ROOM

OUTSIDE

- FRONT GARDEN
- PARKING
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM

£575,000 Freehold





THE PROPERTY

Upon entering the spacious hallway, you'll find access to nearly all the main rooms, including a convenient cloakroom. The large and bright sitting room boasts multiple windows and a cosy gas fireplace, perfect for relaxing. Adjacent is a bespoke Neville Johnson study, complete with a fitted desk, cupboards, and shelving - ideal for working from home or study.

The kitchen/dining room is well-appointed with a fitted double oven, dishwasher, fridge, and freezer. At the rear, a stable door opens out to the garden, while a sliding door leads into the utility room, featuring space and plumbing for white goods, fitted units, and a stainless steel sink. Just around the corner is a delightful garden room with fantastic vaulted ceilings, garden views, and French doors opening onto a sunny patio area.



Upstairs, the principal bedroom overlooks the countryside and benefits from a large en-suite bathroom. Bedrooms two and three are generous doubles overlooking the garden, with the fourth bedroom also offering double accommodation. These bedrooms share access to a family shower room. The large loft space is boarded for storage.

Outside, the front garden is raised with a stone wall embankment and a variety of cottage garden plants. A long driveway provides ample off-road parking for two vehicles, alongside a pedestrian gate to the rear garden. The peaceful and private rear garden is full of mature plants such as roses, philadelphus, foxgloves, honeysuckle, and clematis. A secluded patio area is perfect for entertaining, while a raised lawn tier benefits from two garden sheds.

EPC Rating TBC. Council Tax Band F.



LOCATION

The picturesque village of Great Doddington is located 3 miles from Wellingborough and some 12 miles from Northampton. It is a classic hilltop settlement overlooking Nene Valley and offers spectacular views from several vantage points within the village. The centre is designated a conservation area with a significant number of older traditional properties and converted outbuildings and there is a thriving community of all ages. Along with The Stags Head, a social club, village stores and hairdressers, there is a well supported primary school and pre-school. The nearest secondary schools are located in Wellingborough. Positioned close to the A45 ring road, there are good transportation links with Wellingborough, which offers a mainline train station with services to London St Pancras International and Nottingham.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

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