

Keepers Cottage, 3 Knuston Spinney, Knuston, Wellingborough, Northamptonshire, NN29 7ES



Price £800,000 Freehold

Nestled in the charming area of Knuston Spinney, this splendid character detached house offers a generous living space of 1,962 square feet, perfect for families seeking both comfort and style, whilst sitting in the middle of a plot of approximately 2.31 acre. Within the acreage is a separate Paddock, along with a large amount of picturesque Woodland that offers a huge amount of privacy throughout the gardens and house. The house itself, whilst there is modernisation required throughout, offers a huge amount of flexibility with four well-proportioned bedrooms, and four inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family.

One of the other standout features of this property is the extensive parking available for several vehicles, as well as a double garage and attached workshop, a rare find that will delight those with multiple cars or who enjoy hosting gatherings.

Situated in the picturesque setting of Knuston, this home is not only a sanctuary but also a gateway to the surrounding countryside, offering a peaceful retreat while remaining accessible to local amenities. This property is a true gem, with historical charm and making it an ideal choice for discerning buyers.



Location

Knuston is located between Irchester and Rushden, with the property being identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

F

Energy Rating

Energy Efficiency Rating - F33

Certificate number - 0916-1203-3905-0328-1704

Accommodation

Ground Floor

Porch

Hall

Sitting Room

13'1" x 7'8" (3.98m x 2.33m)
Plus bay window.

Office

9'11" x 12'0" (3.02m x 3.67m)
Maximum measurement.

Lounge

13'0" x 24'10" (3.96m x 7.58m)

Dining Room

13'3" x 10'9" (4.04m x 3.28m)
Maximum measurement.

Kitchen/ Breakfast Room

26'8" x 7'7" (8.13m x 2.32m)

Utility Room

5'7" x 7'2" (1.70m x 2.19m)
Floor mounted Potterton Kingfisher gas fired boiler.

WC

First Floor

Landing

Useful storage cupboard housing hot water cylinder.

Bedroom 1

14'6" x 10'10" (4.42m x 3.29m)
Minimum measurement, plus entrance recess.

En-suite Shower Room

Bedroom 2

9'5" x 12'0" (2.88m x 3.66m)
Maximum measurement.

Bedroom 3

9'2" x 12'2" (2.80m x 3.70m)

Bedroom 4

9'2" x 11'0" (2.79m x 3.36m)
Loft access.

Bathroom

Outside

Driveway Parking

For numerous vehicles, with access from the main entrance gates leading up to the detached double garage.

Double Garage

19'0" x 19'4" (5.78m x 5.90m)
Maximum measurement.

Workshop

19'0" x 9'7" (5.78m x 2.93m)
Maximum measurement.

Gardens

Of approximately 2.31 acres, surround the property to all sides, including picturesque Woodland, lawned areas, and that of the large block paved driveway.

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.

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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.

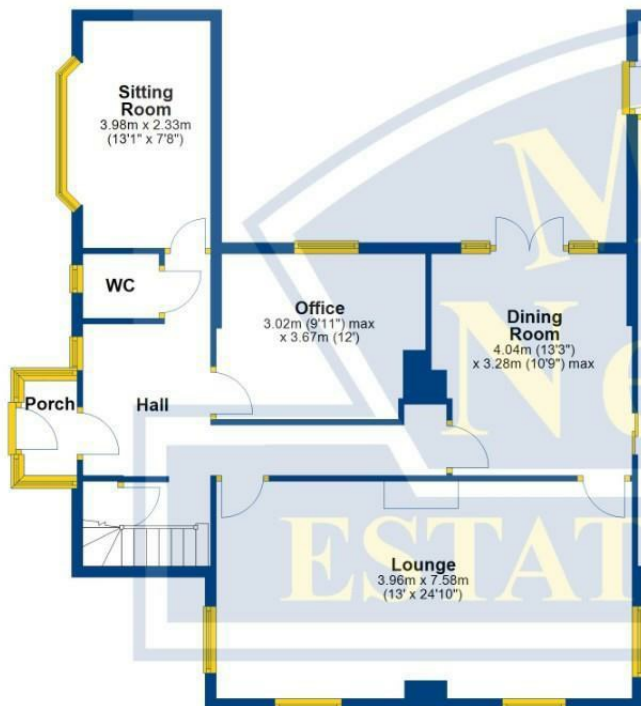
Money Laundering Regulations 2017

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).



- No Upward Chain
- Superb detached character house
- Sitting on an overall Plot of approximately 2.31 acres, with a huge amount of privacy with the included Woodland
- Modernisation required throughout
- Scope to extend, subject to planning permission and any relevant consents
 - Four reception rooms
 - Four double bedrooms
- Driveway parking for an abundance of vehicles
 - Detached double garage
- Energy Efficiency Rating - F33

Ground Floor
Approx. 109.6 sq. metres (1179.6 sq. feet)



First Floor
Approx. 72.8 sq. metres (783.3 sq. feet)



Total area: approx. 182.4 sq. metres (1962.9 sq. feet)





