



48 Main Road | Grendon | NN7 1JW



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## Offers In The Region Of £695,000

An immaculate four bedroom cottage backing onto farmland, situated on the edge of this sought after village. Originally constructed from stone with a rendered extension the property offers all the comforts of a modern build but with the character of a period home. The property boasts open countryside views to the rear, ample gated off road parking and a contemporary finish throughout offering a turn key solution. In brief the property comprises of a sitting room, dining room, family room, kitchen and guest WC. To the first floor are four bedrooms, one with ensuite and a family bathroom, Viewing is highly recommended of this attractive character home that affords easy access to Milton Keynes and London (St Pancras) in under an hour.

- Immaculately presented four bedroom cottage
- Open field views to the rear
- Ensuite to bedroom one
- Off road parking for multiple vehicles
- Period features
- No onward chain

Timber door with side lights leading into

### **Lobby**

5'10" x 3'4" (1.79 x 1.02)

Panelling, built in storage, tiled flooring, exposed stonework, timber door leading into

### **Entrance Hall**

Radiator, exposed feature stonework, latch and brace doors to cupboard, guest WC and sitting room, composite door to rear garden, dual archways leading into dining room.

### **Sitting Room**

10'0" x 14'2" (3.06 x 4.32)

Window front, radiator, feature gas fire set in exposed brick fireplace with oak mantle above, built in cupboards, double doors into rear garden.

### **Dining Room**

11'1" x 11'2" (3.38 x 3.41)

Window to front, radiator, ornamental chimney breast with oak mantle, exposed beam, wooden flooring, spotlights, opening into

### **Family Room**

11'3" x 12'9" (3.45 x 3.89)

Window to front, radiator, built in storage cupboard, ornamental chimney breast with TV bracket and sound bar, exposed beam, wooden flooring, spotlights, opening into

### **Kitchen**

12'9" x 19'1" (3.89 x 5.82)

Fitted with a range of base and eye level units finished in a sage green shaker style with quartz worksurfaces above, inset single and half bowl with stainless steel mixer tap above, range cooker (available

by separate negotiations), matching extractor fan above, low level single oven, quartz upstands, integrated fridge freezer, integrated dishwasher and washing machine, spotlights, vertical radiator, tiled flooring, windows to rear, single and double patio doors to rear garden.

### **Guest WC**

4'8" x 6'3" (1.43 x 1.92)

Fitted with a low level WC and hadn wash basin, exposed stonework, extractor fan, downlights.

### **First Floor Landing**

Full height window over looking the rear, doors to all principal first floor rooms.

### **Bedroom One**

13'4" x 14'7" (4.07 x 4.47)

Windows to front and rear, radiator, built in wardrobes, feature exposed stonework, door to

### **Ensuite**

9'1" x 6'0" (2.79 x 1.85)

Fitted with a three piece suite comprising of a low level WC, hadn wash basin recessed in a vanity unit, large shower tray, thermostatic shower with rainfall and hand held heads, downlights, tiled walls and flooring, towel warming radiator, extractor fan, windows to side and rear.

### **Bedroom Two**

11'7" x 11'8" (3.54 x 3.57)

Window to front, radiator, built in wardrobes, loft access hatch.

### **Bedroom Three**

6'4" x 12'7" (1.94 x 3.85)

Window to rear, radiator.

### **Bedroom Four**

6'4" x 9'5" (1.95 x 2.89)

Window to rear, radiator.

### **Family Bathroom**

9'1" x 8'3" (2.79 x 2.53)

Fitted with a four piece suite comprising of a low level WC, pedestal hand wash basin, corner shower cubicle and freestanding claw foot bath. Thermostatic shower with rainfall head, towel warming radiator, tiled walls and flooring, cupboard housing gas fired boiler, window to front.

### **Outside**

The property sits behind a stepped slabbed area and is access through wrought iron gates which opens onto a large shingled area offering off road parking for numerous vehicles. The remainder is laid to retained beds stocked with mature planting and shrubbery. The whole is enclosed with a combination of timber fencing and stone walling.

### **Rear Garden**

Immediately abutting the rear of the property is a decked area followed by a sandstone slabbed patio area. The remainder of garden is laid to artificial lawn with planting beds filled with established plants and shrubs, a further slabbed area is also provided. The whole is enclosed by brick walling and wrought iron fencing. Timber shed, power points, hot and cold taps. Pedestrian gate to side providing access to front of property. Easterly in aspect with views over open countryside.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

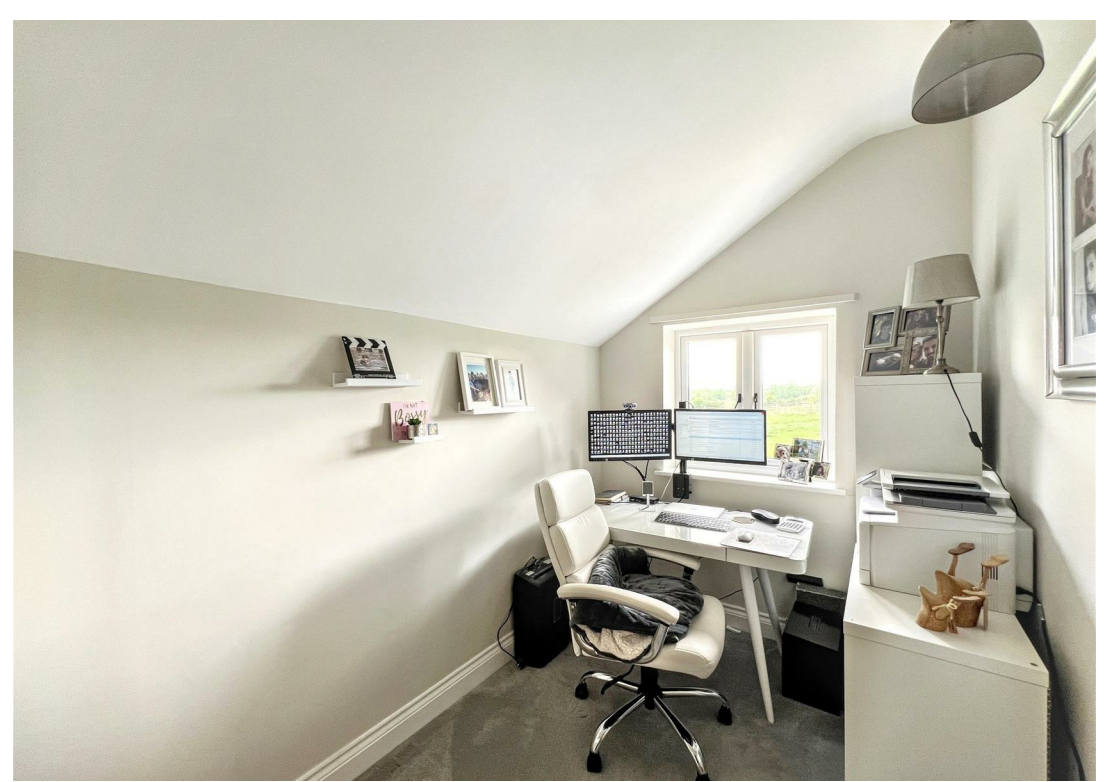
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

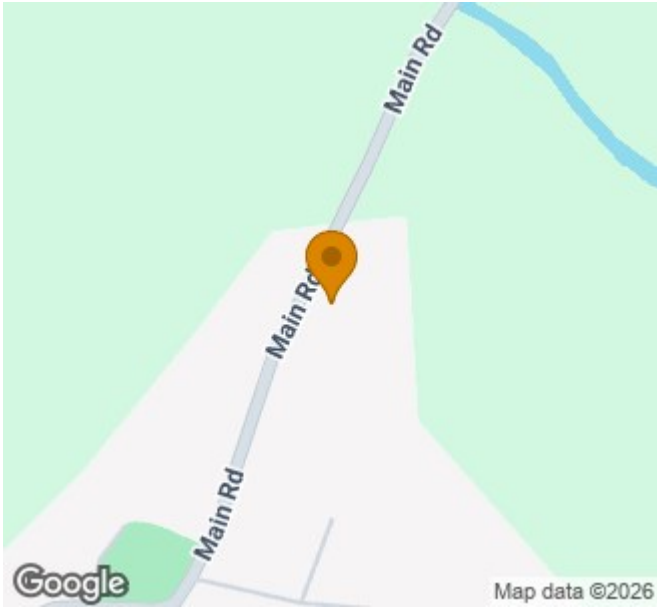
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





# Further Information



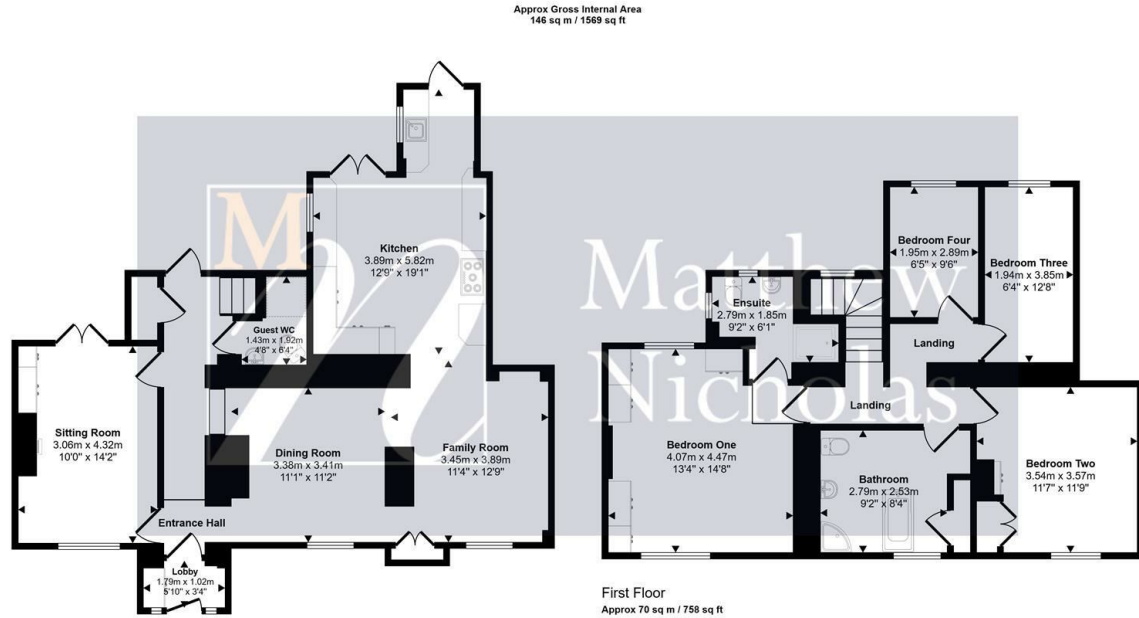
Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1569.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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>66</b>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



Ground Floor  
Approx 75 sq m / 811 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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