

The Old Coach House, High Street, Guilsborough, Northampton, NN6 8PU
£250,000 Freehold

A detached converted former Coach House with both off road parking and a large, private garden situated in one of the areas premier villages. It has a large lounge with log burner, kitchen/dining room with doors onto a courtyard, cloakroom, two bedrooms, (one with a balcony that links to the garden) and the bathroom. The property has central heating and double glazing and is offered with no onward chain. EPC Rating: TBC

Former Coach House | Two Bedrooms | Off Road Parking | Large Garden | Double Glazing | Radiator Heating

modern marketing · traditional values

LOUNGE 4.32m x 4.14m (14'2 x 13'7)

Fireplace with log burner. Double glazed window to front elevation with seat. Ceiling beams. Storage heater.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

KITCHEN/DINER 6.02m x 3.40m (19'9 x 11'2)

Double glazed double doors to rear elevation. Radiator. Storage heater. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Space for cooker, fridge/freezer and dishwasher. Part quarry tiled flooring. Staircase rising to first floor landing. Understairs storage cupboard.

REAR HALL

Vertical radiator. Door to garden.

CLOAKROOM

WC and wash hand basin. Tiling to splash back areas. Double glazed window to side elevation.

FIRST FLOOR LANDING

Radiator. Storage heater. Cupboards.

BEDROOM ONE 3.23m x 3.15m (10'7 x 10'4)

Two radiators. Door to garden/balcony. Built in wardrobe.

BEDROOM TWO 1.70m x 3.61m (5'7 x 11'10)

Double glazed window to front elevation. Radiator. Built in cupboard.

BATHROOM 1.88m x 2.16m (6'2 x 7'1)

Suite comprising low level WC, wash hand basin and bath with shower over. Radiator. Tiling to splash back areas.

OUTSIDE

Shared driveway leads to an up and over door which allows access to the parking space and courtyard. Steps lead to the balcony and main garden. The garden is 50ft long, mainly lawn and very private. Summerhouse.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] 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 [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

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LOCAL AREA INFORMATION

Guilsborough is a highly sought after village in NW Northamptonshire, with excellent road links and positioned 11 miles north of Northampton, 10 miles east of Rugby and 11 miles south of Market Harborough (all of which offer mainline train stations). With exceptional facilities for a village with a population of just over 700 residents, it offers education facilities from 2-18 years with a Pre-School, Primary School and the highly regarded Guilsborough Secondary School which achieved outstanding in the 2012 Ofsted report, health centre and pharmacy, public house, a refurbished village hall providing a venue for numerous activities and clubs, a sports pavilion/playing fields which is home to several sports teams, well-stocked shop/post office, hairdressing salon and amateur dramatics group as well as St Etheldreda's Church which possesses Saxon remnants among its Norman architecture.

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