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Back Lane, Scaldwell, Northampton, NN6 9JU

£250,000 - OIRO Cottage

2 1 2



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feefo

Department: Sales

Tenure: Freehold



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Property Summary

Enjoying a secluded position with in this desirable village is this charming red brick cottage. The property has been improved and extended by the vendor who has had the benefit of residing here for 37 happy years.

Features & Utilities

- ✓ Red Brick Character Cottage
- ✓ Extended & Improved
- ✓ Versatile Ground Floor Accommodation
- ✓ Bespoke Kitchen
- ✓ Two Bedrooms
- ✓ Driveway & Private Courtyard



Property Overview

Enjoying a secluded position with in this desirable village is this charming red brick cottage. The property has been improved and extended by the vendor who has had the benefit of residing here for 37 happy years. The cottage offers quirky and character features and comprises entrance hall into lounge which has dual aspect double glazed windows, fireplace and exposed beams, there is a lovely versatile room beyond here with big windows making it ideal for hobbies or relaxing, the kitchen and dining rooms are split by a beam and exposed brick. The kitchen boasts a bespoke solid wood range maximising the space. The bathroom is on the ground floor and accessed from the dining room. On the first floor are two bedrooms. Outside the cottage has a driveway and private courtyard garden. Viewing is essential to appreciate this wonderful property. EPC Rating: E – Council Tax Band: C

ENTRANCE HALL

Entrance via uPVC double glazed door. Storage cupboard. High level cupboard housing electric point. Beams. Panelled door to:

LOUNGE 3.40m x 4.78m (11'2 x 15'8)

uPVC leaded light double glazed windows to front and side elevations. Three radiators. Stairs rising to first floor landing with storage cupboard below. Exposed beams to ceiling. Fireplace with gas fire set on a marble hearth with timber surround. Wall light points. Concealed entrance to kitchen. Multi paned glazed doors to:

BREAKFAST ROOM 3.12m x 3.10m (10'3 x 10'2)

uPVC double glazed door with windows either side giving access to garden and driveway. Radiator. Exposed stone wall. Exposed brick central feature dividing the kitchen / dining room. Tiled flooring. Opening to:

DINING AREA 2.59m x 2.24m (8'6 x 7'4)

Vaulted ceiling with skylight window. Radiator. Exposed brick feature wall. Quirky beam separating the kitchen area. Door to bathroom.

KITCHEN AREA 1.57m x 2.90m (5'2 x 9'6)

Vaulted ceiling with skylight window. Bespoke fitted kitchen offering a range of solid wood wall, base and drawer units incorporating character curved cupboards with work surfaces over. Stainless steel double sink and drainer unit with mixer tap over. Integrated electric oven with gas hob and extractor hood over. Plumbing for washing machine. Wall mounted boiler. Access to loft space. Door to lounge.

BATHROOM 1.68m x 2.90m (5'6 x 9'6)

uPVC obscure double glazed window to side elevation. Radiator. White suite comprising panelled bath with shower and mixer tap over, pedestal wash hand basin and low level WC. Spotlights to ceiling. Tiled walls and floor. Airing cupboard.

FIRST FLOOR LANDING

uPVC double glazed leaded light window to side elevation. Doors to:

BEDROOM ONE 3.66m x 2.51m (12'0 x 8'3)

uPVC double glazed leaded light windows to front and side elevations. Radiator. Exposed feature brick and beams. Fitted wardrobe.

BEDROOM TWO 2.74m x 2.57m (9'0 x 8'5)

uPVC double glazed leaded light window to front elevation. Radiator. Feature beams. Built in wardrobes.

OUTSIDE

GARDEN

The cottage offers a lovely secluded courtyard garden. Enclosed by stone wall and wooden panelled fencing the garden is paved with one wall having ivy covering providing a splash of greenery and ensuring complete privacy from the driveway. To the side of the property is a gravelled driveway with paved pathway to the side entrance and courtyard garden.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No
EV Car Charge Point – No
Primary Heating Type – Gas Radiators
Parking – Yes
Accessibility – N/a
Right of Way – No
Restrictions – N/a
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>
Property Construction – Ask Agent
Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

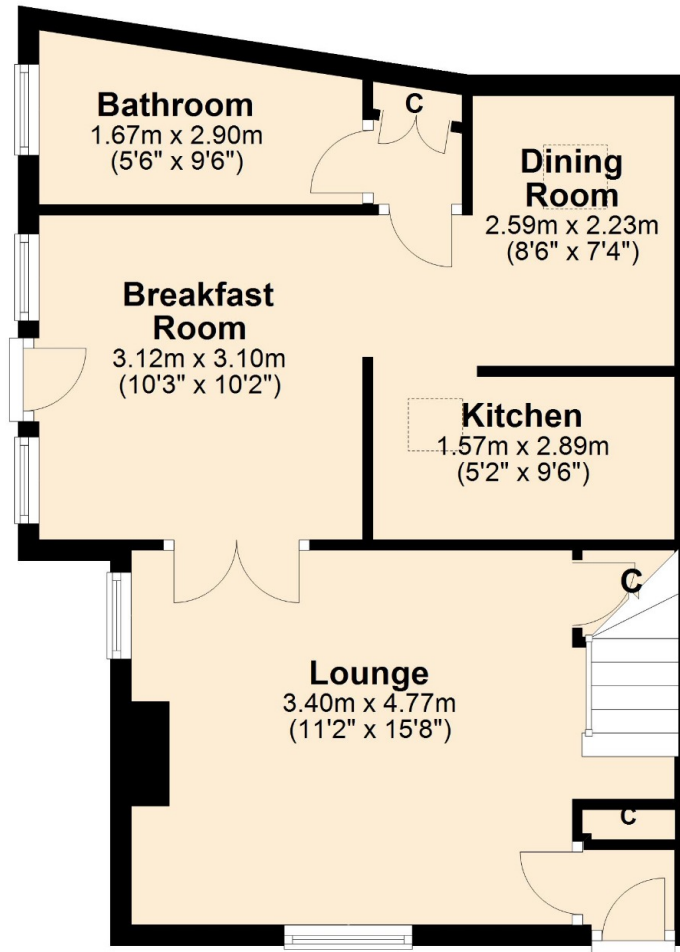
AGENTS NOTES

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.

Floorplan

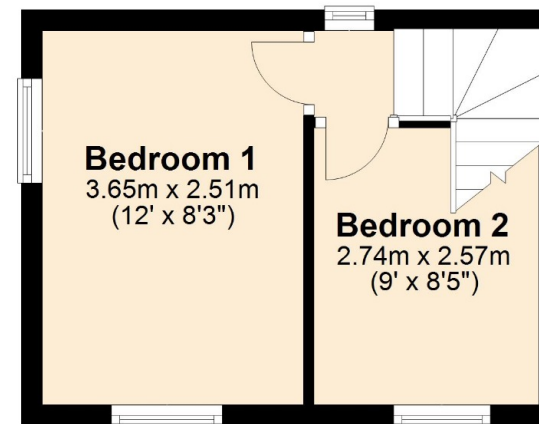
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 17.1 sq. metres (184.1 sq. feet)



Total area: approx. 59.1 sq. metres (636.2 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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