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Main Street, Little Brington, NN7 4HS

£269,999 Cottage

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

A lovely extended two bedroom red brick cottage with a large garden and countryside views. Just a stones throw from the beautiful countryside surrounding Althorp House, this recently decorated and carpeted property has a large dining hall, lounge, kitchen / breakfast room with vaulted ceiling

Features & Utilities

- ✓ Cottage
- ✓ Two Bedrooms
- ✓ Extended
- ✓ Lounge
- ✓ Dining Hall
- ✓ Kitchen / Breakfast Room
- ✓ Large Garden
- ✓ Views
- ✓ New Carpets
- ✓ No Onward Chain

Property Overview

A lovely extended two bedroom red brick cottage with a large garden and countryside views. Just a stones throw from the beautiful countryside surrounding Althorp House, this recently decorated and carpeted property has a large dining hall, lounge, kitchen / breakfast room with vaulted ceiling and doors to the garden, good size inner hall, two bedrooms and a bathroom. The garden is approximately 100ft long with countryside views to the rear. Offered with no onward chain this cottage has double glazing and electric heating. EPC Rating E. Council Tax Band B.

DINING HALL 3.86m x 3.05m (12'8 x 10'0)

Entrance via front door. Two double glazed windows and French doors to front elevation. Electric radiator. Wooden flooring.

INNER HALL 1.82m x 4.34m (6'0 x 14'3)

Electric radiator. Stairs rising to first floor landing with understairs storage cupboard housing plumbing for washing machine. Fitted cupboards.

LOUNGE 3.81m x 3.56m (12'6 x 11'8)

Double glazed window to front elevation. Electric heater. Fireplace with quarry tiled hearth.

KITCHEN / BREAKFAST ROOM 2.92m x 4.37m (9'7 x 14'4)

Vaulted ceiling with exposed roof timbers. Double doors and full height windows to rear elevation. Electric heater. Fitted with a range of wall, base and drawers units incorporating glazed display cabinets and plate rack. One and a half bowl sink unit. Built in oven, hob and extractor hood. Wooden flooring.

BATHROOM 1.83m x 1.45m (6'0 x 4'9)

Double glazed window to rear elevation. Suite comprising bath with shower and screen, WC and wash hand basin with storage below. Tiled splash backs. Tiled flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 2.95m x 3.56m (9'8 x 11'8)

Double glazed window to front elevation. Electric heater.

BEDROOM TWO 2.84m x 2.34m (9'4 x 7'8)

Double glazed window to rear elevation. Electric heater. Airing cupboard. Wardrobe.

OUTSIDE

GARDEN

Approximately 100ft in length. Paved patio area. Lawn bordered by established trees, bushes and plants. Gated side access. Brick built store. Countryside views to the rear.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Not connected to the village

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Electric

Parking – None

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

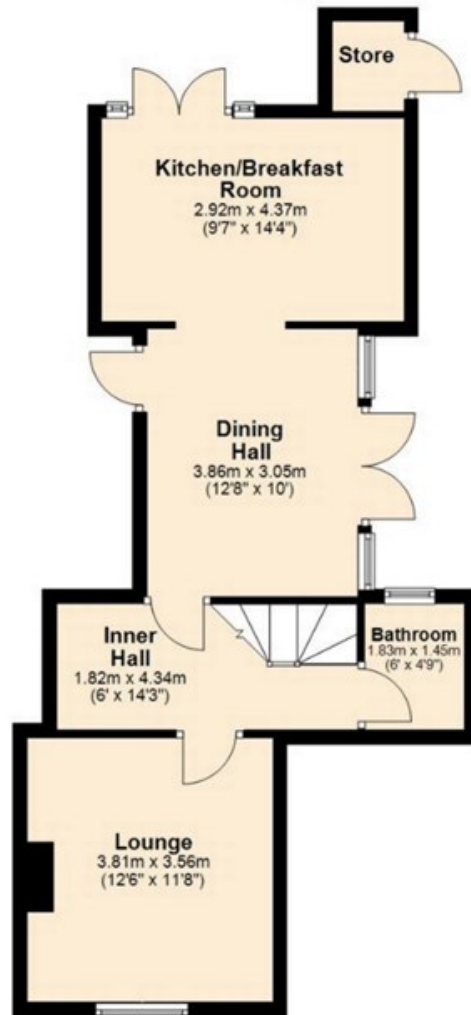
AGENTS NOTES

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

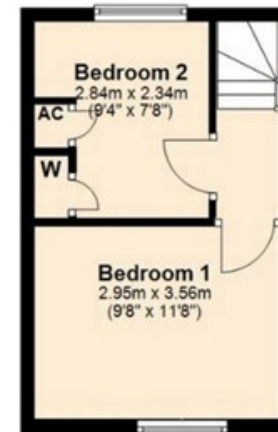
Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



First Floor

Approx. 20.6 sq. metres (221.3 sq. feet)



Total area: approx. 71.7 sq. metres (772.3 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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