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# Nibbits Lane, Braunston, NN11 7HZ

£335,000 Terraced

2 1 2



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feefo

Department: Sales

Tenure: Freehold







## Property Summary

Welcoming this charming and tastefully decorated, two bedroom terraced cottage offers a rare opportunity in the sought after village of Braunston.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ Terraced
- ✓ Extended
- ✓ Modern Kitchen/Dining Area
- ✓ Downstairs Shower Room
- ✓ 80ft + Garden
- ✓ Log Burner
- ✓ Well Presented Throughout
- ✓ Multiple Entertainment Areas
- ✓ Character Cottage

# Property Overview

Welcoming this charming and tastefully decorated, two bedroom terraced cottage offers a rare opportunity in the sought after village of Braunston. This extended property featuring its modern kitchen/dining area with French doors that open onto a generous, landscaped garden. Full accommodation comprises lounge, reception room, kitchen/dining area, shower room and an 80ft+ garden. This property showcases the perfect blend of character and contemporary living. EPC Rating: E. Council Tax Band: B.

## ENTRANCE

Enter via composite door.

## LOUNGE 3.66m x 3.63m (12' x 11'11")

uPVC double glazed window to front elevation. Tiled flooring. Cassette style log burner. Electric Radiator. Access to snug/study.

## SNUG/STUDY 2.74m x 2.42m (9' x 7'11")

Tiled flooring. Stairs to first floor. Access to kitchen.

## KITCHEN 2.17m x 2.49m (7'1" x 8'2")

Range of wall mounted and base units with quartz work surface over. Electric induction hob. Extractor fan. Tiling to splashback areas. Sink with drainer. One skylight. One Velux window.

## DINING ROOM 3.86m x 2.01m (12'8" x 6'7")

uPVC double glazed French doors to rear elevation. Tiled floor. Velux window. Electric heater. Access to bathroom.

## BATHROOM 1.60m x 2.19m (5'3" x 7'2")

uPVC obscure double glazed window to rear elevation. Low level WC. Wash hand basin in vanity unit. Double shower cubicle. Chrome heated towel rail. Luxury vinyl flooring.

## FIRST FLOOR LANDING

Access to all rooms.

### **BEDROOM ONE 3.65m x 3.66m (11'11" x 12')**

uPVC double glazed window to front elevation. Access to loft space. Laminate flooring. Electric heater.

### **BEDROOM TWO 2.78m x 2.44m (9'1" x 8')**

uPVC double glazed window to rear elevation. Original wood flooring.

### **OUTSIDE**

### **REAR GARDEN**

Patio area spanning width of property. Lawn area stretching in excess of 80 feet. A range of mature bushes and shrub borders. Pond.

### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – E

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – No Parking Available

EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

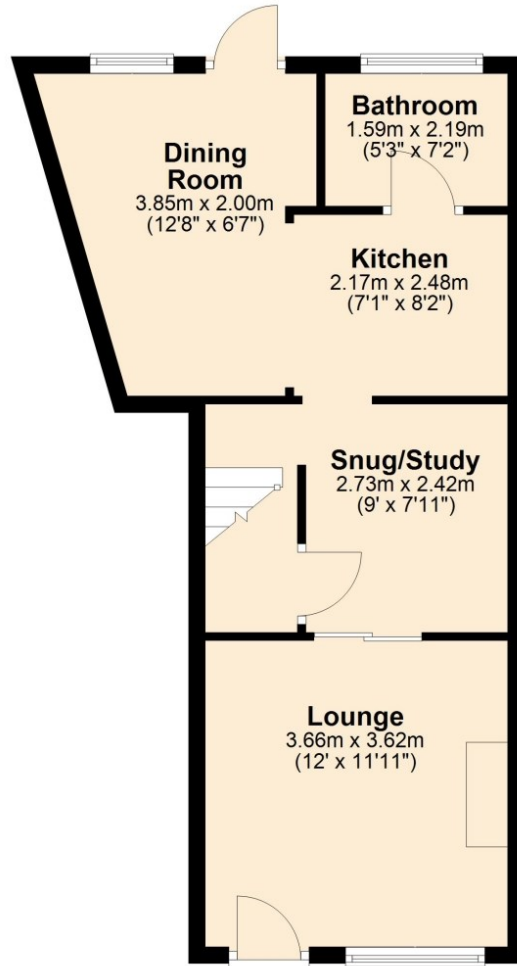
### **AGENTS NOTES**

i Viewings by appointment only through us 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

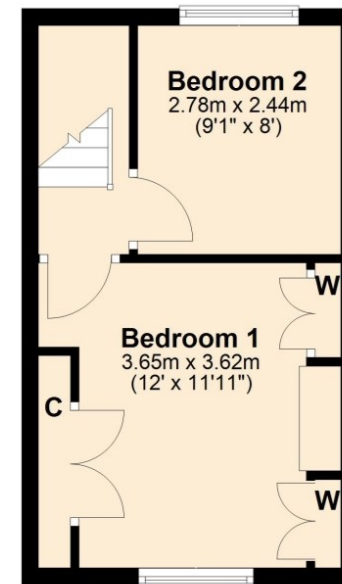
## Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



## First Floor

Approx. 23.5 sq. metres (253.2 sq. feet)



Total area: approx. 67.2 sq. metres (722.8 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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