JACKSON GRUNDY ESTATE AGENTS

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# Nibbits Lane, Braunston, NN11 7HZ

£425,000 Cottage

2 2 2

Google 4.8 ★★★★★ Customer Reviews

**Department: Sales**

Tenure: Freehold

**Jackson Grundy Estate Agents - Daventry**
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

**Call Us** 01327 877555
**Email Us** daventry@jacksongrundy.co.uk



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# Property Summary

This charming and beautifully decorated end-of-terrace cottage offers a rare opportunity in the sought-after village of Braunston.

Featuring well proportioned accommodation throughout, comprising modern kitchen with bi-fold doors that open onto an expertly landscaped garden, generously sized dining room, lounge and two double bedrooms, this unique home provides breath-taking views of the rolling countryside. Perfectly blending character with contemporary living.

EPC Rating: TBC. Council Tax Band: C

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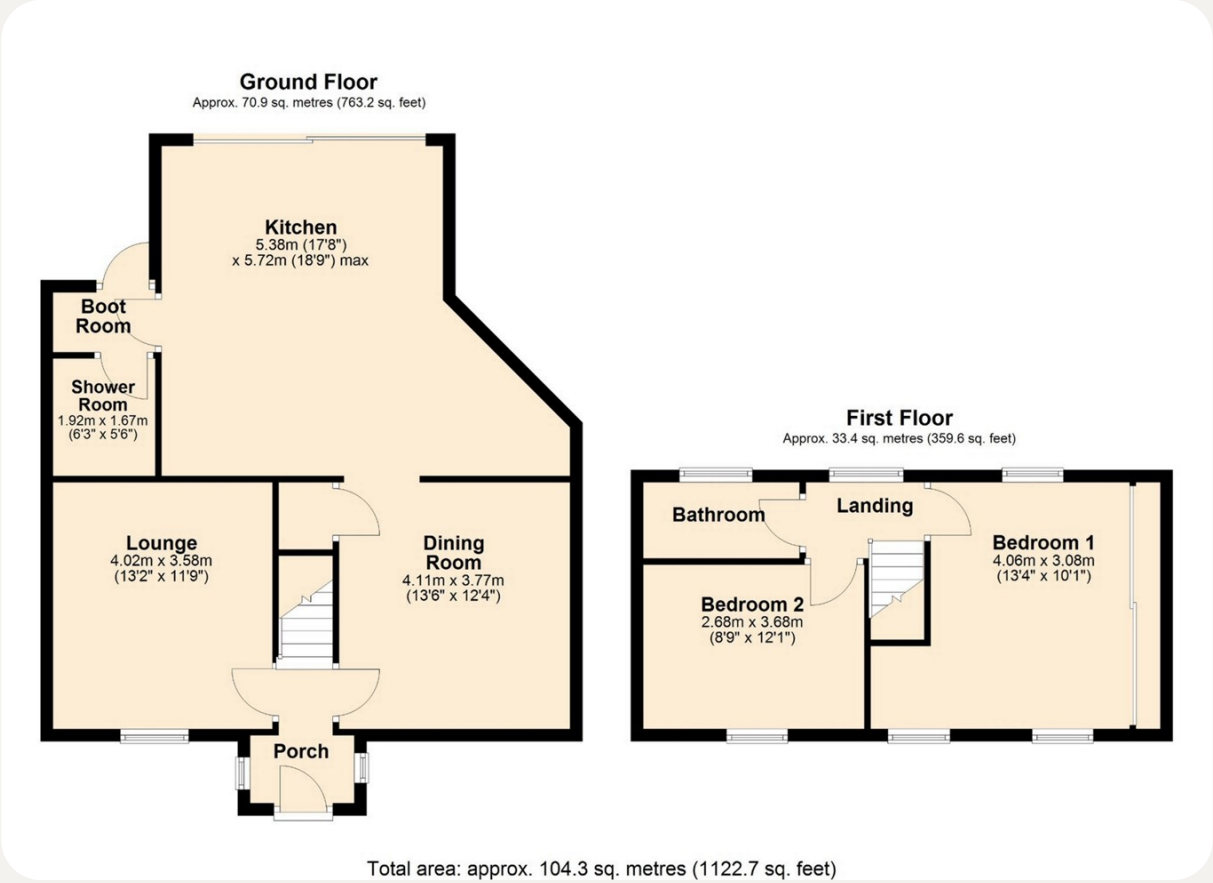
# Floorplan




Total area: approx. 104.3 sq. metres (1122.7 sq. feet)

## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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# 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.

www.jacksongrundy.com

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