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Nibbits Lane, Braunston, NN11 7HZ

£425,000 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 charming and beautifully decorated end-of-terrace cottage.

Features & Utilities

- ✓ Character Cottage
- ✓ End Of Terrace
- ✓ Two Double Bedrooms
- ✓ Beautifully Landscaped Garden
- ✓ Multiple Entertaining Areas
- ✓ Modern Kitchen
- ✓ Immaculately Kept Throughout
- ✓ Downstairs Shower Room
- ✓ Garage
- ✓ Off Road Parking

Property Overview

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

PORCH

Composite entrance door with obscure double glazed panels. Dual aspect uPVC double glazed windows. Doors to:

LOUNGE 4.02m x 3.58m (13'2 x 11'9)

uPVC double glazed window to front elevation. Two radiators. Exposed brickwork fireplace. Ceramic quarry effect flooring.

DINING ROOM 4.11m x 3.77m (13'6 x 12'4)

uPVC double glazed window to front elevation. Radiator. Victorian fireplace. Understairs storage. Ceramic quarry effect flooring. Access to:

KITCHEN 5.38m x 5.72m (17'8 x 18'9)

Three skylights. Bi-fold doors opening to garden. A range of wall and base units with roll top work surfaces. Sandyford cooker. Butler sink with stainless steel taps. Tiling to splash back areas. Porcelain tiled flooring

BOOT ROOM

Porcelain tiled flooring. uPVC door to garden.

SHOWER ROOM 1.92m x 1.67m (6'3 x 5'6)

Tiling throughout. Low level WC, wash hand basin and shower. Heated towel rail. Skylight.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation with made to measure blinds. Access to all rooms. Access to loft space.

BEDROOM ONE 4.06m x 3.08m (13'4 x 10'1)

uPVC double glazed windows to front and rear elevations with made to measure blinds. Doorway leading to small dressing area.

BEDROOM TWO 2.68m x 3.68m (8' x 12'1)

uPVC double glazed window to front elevation with made to measurement blinds. Radiator.

BATHROOM

uPVC double glazed window to rear elevation. Radiator. Suite comprising bath with shower over, wash hand basin and WC. Full height tiling.

OUTSIDE

FRONT GARDEN

Small frontage gravelled. Enclosed by wrought iron fencing. Driveway for multiple vehicles.

REAR GARDEN

Decorative tiled entertainment area. Three tiered levels. Access to garage. Mature shrubs to border. Gravelled pathways. Two summerhouses. Decking entertainment area. Open fire / BBQ. Enclosed brick walls and fence panelling. Shed.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Not 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 – Oil

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

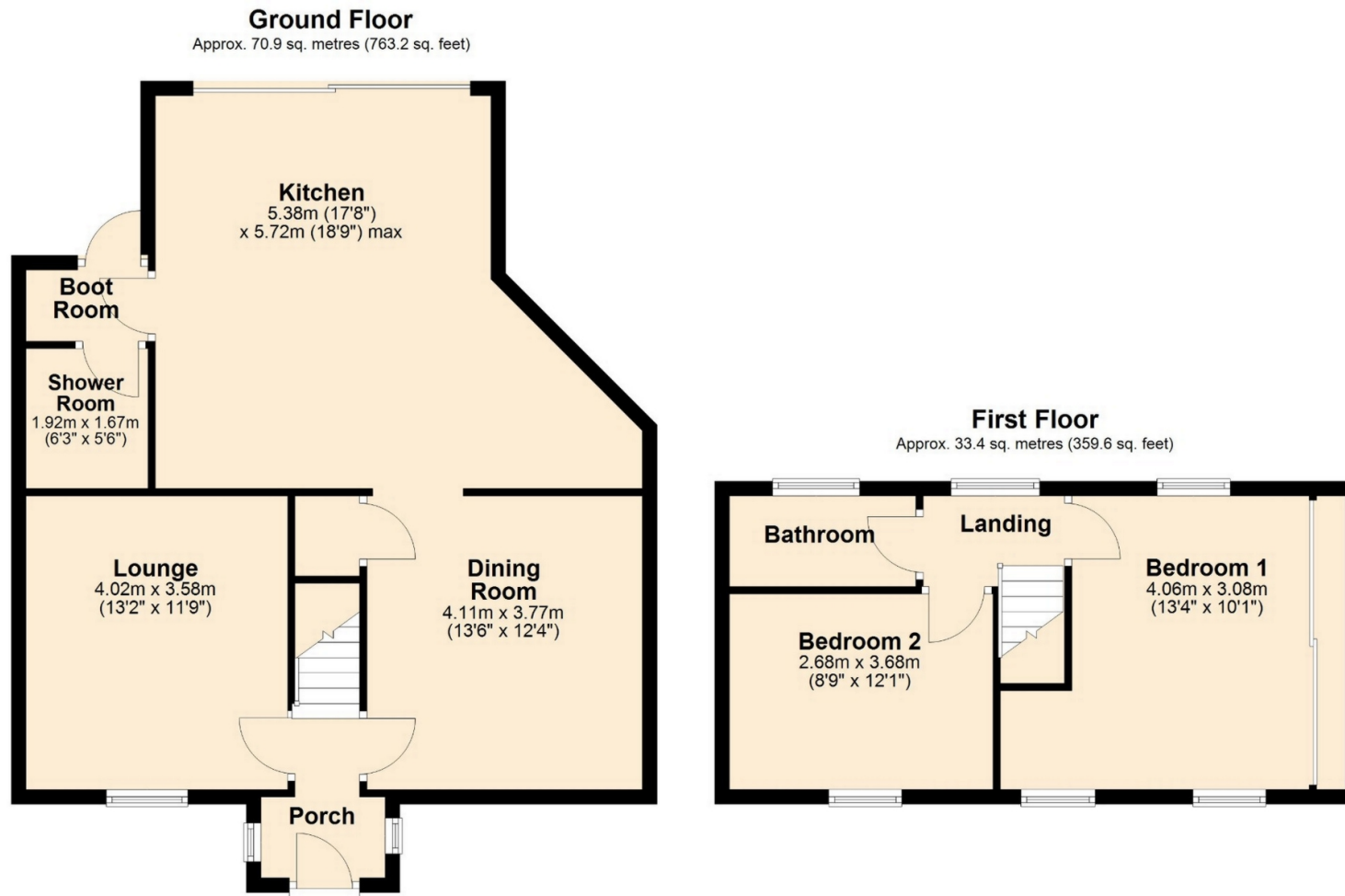
DRAFT DETAILS

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





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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