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# Paddock Lane, Mears Ashby, NN6 0EQ

£300,000 Cottage

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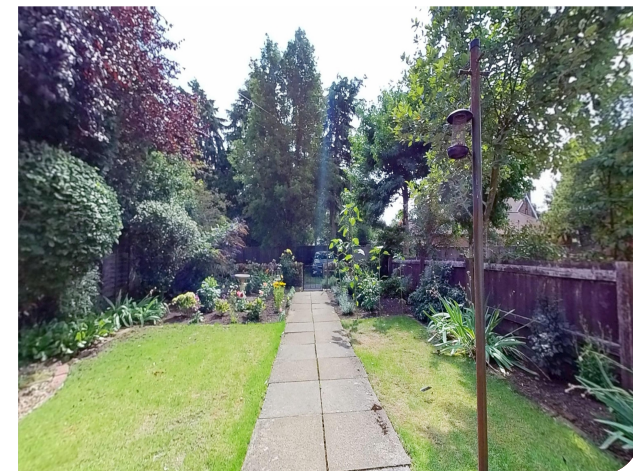
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Department: Sales

Tenure: Freehold



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## Property Summary

Rarely available is this beautifully presented character stone built cottage in the sought after village of Mears Ashby.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ Character Property
- ✓ Front & Rear Gardens
- ✓ Immaculately Presented
- ✓ Village Location
- ✓ Garden Room



# Property Overview

Rarely available is this beautifully presented character stone built cottage in the sought after village of Mears Ashby. The property benefits from two double bedrooms, and bathroom with four piece suite on the first floor. The ground floor benefits from a front to back lounge/diner and modern galley style kitchen. The doors out of the lounge lead to private courtyard garden leading to the quirky garden room and storage sheds. Don't miss out, please contact our office to arrange your viewing. EPC Rating: D. Council Tax Band: C

## HALL

Character wooden entrance door. Character tiled floor. Cupboard. Radiator. Staircase to first floor. Access to:

## LOUNGE/DINING ROOM 4.85m x 3.96m (15'10" x 12'11")

Single glazed window to front elevation. Radiator. Feature fireplace. uPVC patio doors to courtyard garden. Access to:

## KITCHEN 4.59m x 1.19m (15' x 3'10")

Single glazed window overlooking courtyard. Wall and base units. Cupboard understairs. Electric oven and hob. Sink with mixer tap.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 2.49m x 3.96m (8'2" x 12'11")

Single glazed window to front elevation. Radiator. Feature fireplace and chimney breast.

## BEDROOM TWO 3.18m x 3.16m (10'5" x 10'4")

Single glazed window to rear elevation. Radiator.

## BATHROOM 2.24m x 3.05m (7'4" x 10')

Single glazed obscure window to rear elevation. Heated towel rail. Suite comprising bath, shower, WC and sink.

## OUTSIDE

## FRONT GARDEN

Small metal gate to enter. Path with flower beds with side. Laid to lawn.

## GARDEN

Storage shed with wooden door and power connected. Outside WC (not in use). Coal shed.

## BAR/GARDEN ROOM

Feature fireplace. Exposed brickwork. Plumbing for washing machine. Power connected.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – No Parking Available



EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way  
Rights and Easements – Ask Agent

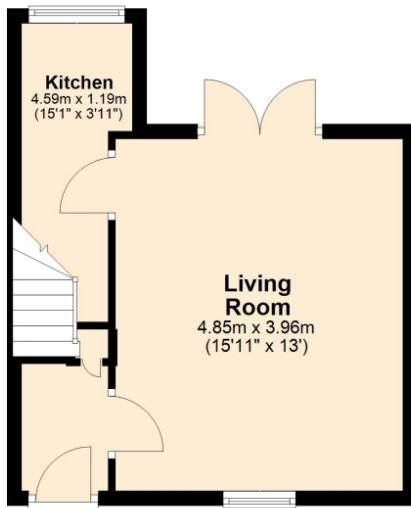
### **AGENTS NOTES**

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

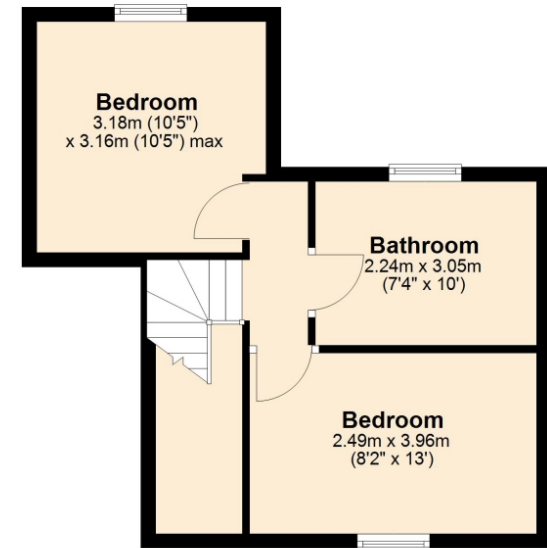
## Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 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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