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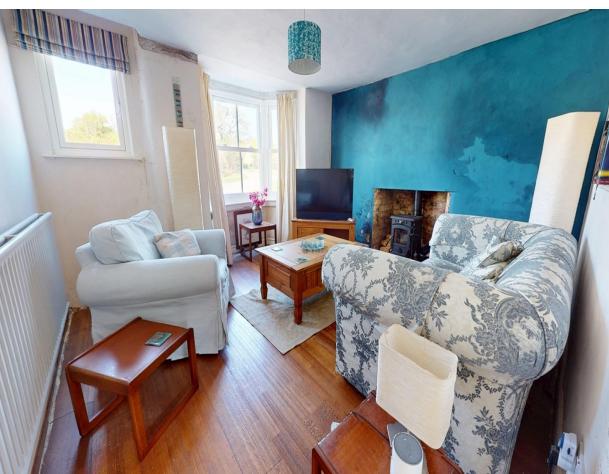
## The Green, Lower Boddington, NN11 6YE

£280,000 Semi-Detached



Department: Sales

Tenure: Freehold



## Property Summary

\*\*\*\*VIEWING HIGHLY ADVISED\*\*\*\* This unique, semi-detached character cottage offers a great opportunity for first-time buyers or those keen to downsize or relocate in the peaceful South Northamptonshire village of Lower Boddington.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Semi Detached
- ✓ Generous Entrance Hall
- ✓ Desirable Village Location
- ✓ En-Suite To Master
- ✓ Character Cottage
- ✓ Close To Boddington Reservoir
- ✓ Double Glazing Throughout
- ✓ Private Courtyard Garden
- ✓ Garage

# Property Overview

\*\*\*\*VIEWING HIGHLY ADVISED\*\*\*\* This unique, semi-detached character cottage offers a great opportunity for first-time buyers or those keen to downsize or relocate in the peaceful South Northamptonshire village of Lower Boddington. The property is also being sold with no onward chain. While structurally sound to the best of our knowledge, some damp issues will need attention-details of a recent damp survey are available for interested buyers.  
EPC Rating: E. Council Tax Band: B

## ENTRANCE HALL

Composite entrance door. Radiator. uPVC double glazed window to front elevation. Solid wood flooring. Stairs rising to first floor master bedroom. Access into kitchen/dining room.

## DINING ROOM 2.17m x 3.99m (7'1" x 13'1")

Dual aspect uPVC double glazed window to rear elevation. Radiator. uPVC double glazed single stable door providing access into garden.

## KITCHEN 2.57m x 3.32m (8'5" x 10'11")

A range of base level and wall mounted units. Integrated oven and induction hob. Splash back tiling throughout. Stairs rising to first floor.

## LOUNGE 3.03m x 3.89m (9'11" x 12'9")

uPVC double glazed bay window to front elevation. Radiator. Log burner.

## FIRST FLOOR LANDING

Providing access into all bedrooms and bathroom.

## BEDROOM TWO 2.76m x 3.29m (9'1" x 10'10")

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

## BEDROOM THREE 3.18m x 2.77m (10'5" x 9'1")

uPVC double glazed window to front elevation. Radiator.

## **BEDROOM FOUR 2.47m x 3.21m (8'1" x 10'6")**

uPVC double glazed window to rear elevation. Radiator.

## **BATHROOM**

uPVC double glazed window to rear elevation. Radiator. A four piece suite including stand alone bath, shower cubicle, WC and wash hand basin. Vinyl flooring. Half height tiling/panelling throughout.

## **FIRST FLOOR ANNEXE**

### **BEDROOM 2.71m x 3.41m (8'11" x 11'2")**

Stairs rising to master bedroom. Dual aspect uPVC double glazed windows to front and rear elevations. Radiator. Open wardrobe space. Access into en-suite.

## **EN-SUITE**

Three-piece suite including wash hand basin, WC and corner shower cubicle. Vinyl flooring. Chrome heated towel rail. Splash back tiling to basin.

## **OUTSIDE**

### **FRONT GARDEN**

To the front left of the property is a single garage equipped with power and lighting, offering valuable storage space. Directly across Banbury Road, a layby provides comfortable parking for two vehicles.

### **REAR GARDEN**

The rear garden is fully enclosed and features block paving across the entire area, creating a spacious patio.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Type – Semi Detached

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 – Oil Heating  
Parking – Parking, Allocated  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

#### **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.

# Floorplan

Ground Floor



First Floor





## 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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