

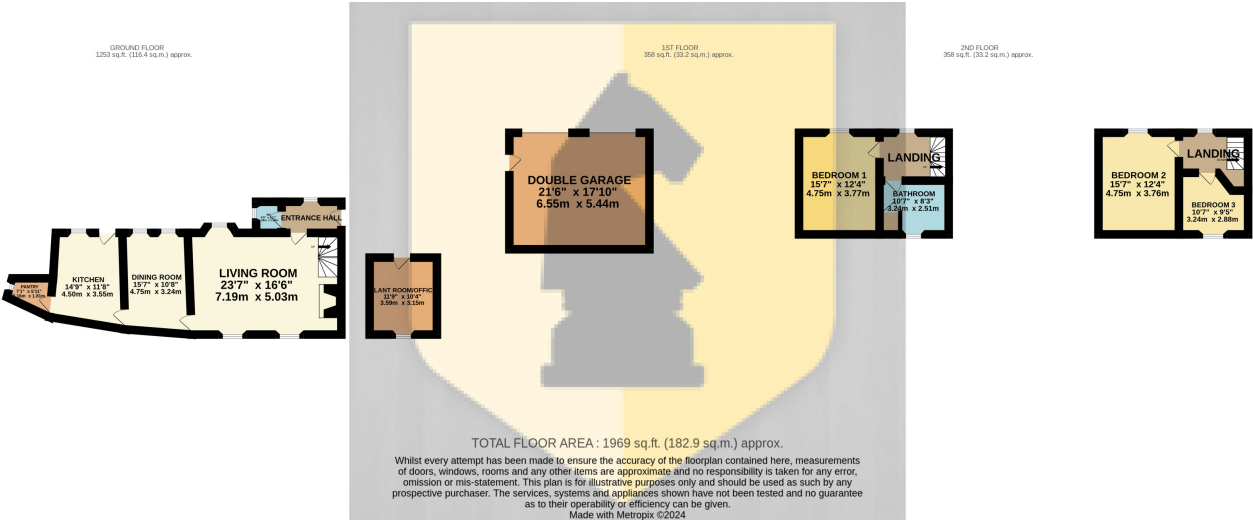
Make the right move!



60 Bedford Road, Little Houghton,
Northampton. NN7 1AB.

£380,000 Freehold

Edward Knight Estate Agents are delighted to present this charming Grade II Listed stone cottage situated in the popular village of Little Houghton. This spacious three-story cottage offers nearly 1,600 square feet of internal accommodation while retaining many period features such as an inglenook fireplace, stone detailing, and window seats; however, the property is in need of modernisation to realise its full potential. Occupying approximately 0.25 acres, the garden wraps around the property and is accessed through a five-bar gate, with stone walls bordering the boundaries, leading to a detached stone double garage and carport area. The internal layout includes an entrance hall, living room, dining room, kitchen, pantry, and a study/plant room, while the first floor comprises a bedroom and bathroom, and the second floor features two additional bedrooms. The large, well-established rear garden offers a great deal of privacy, making it an ideal retreat. The



PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Entrance Hall

Entry Via hardwood door. Window to the rear aspect. Doors into:

Wc

Low flush Wc. Wash hand basin. Window to the rear aspect.

Living Room

23' 7" x 16' 6" (7.19m x 5.03m) Windows to the front and rear aspect. Inglenook fireplace. Radiators. Stairs leading to the first floor.

Dining Room

15' 7" x 10' 8" (4.75m x 3.25m) Two windows to the rear aspect. Radiator.

Kitchen

14' 9" x 11' 8" (4.50m x 3.56m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Sink unit with mixer tap over. Fitted double electric oven. Fitted hob with extractor hood above. Timber glazed door to rear garden. window to the rear aspect. Door leading into a large pantry with a window to the side aspect.

First Floor

Landing

Window to the rear aspect. Stairs leading to the second floor. Doors into:

Bedroom One

15' 7" x 12' 4" (4.75m x 3.76m) Window to the rear aspect. Radiator. Built in wardrobes.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath. Window to the front aspect.

Second Floor

Landing

Window to the rear aspect. Doors into:

Bedroom Two

15' 7" x 12' 4" (4.75m x 3.76m) Window to the rear aspect. Radiator. Built in wardrobes.

Bedroom Three

10' 7" x 9' 5" (3.23m x 2.87m) Window to the front aspect. Radiator. Vanity unit with sink mounted over.

Externally

Office

11' 9" x 10' 4" (3.58m x 3.15m) Window to the front aspect. Wall mounted boiler. Door leading to the rear garden.

Double Garage

21' 6" x 17' 10" (6.55m x 5.44m) Two up and over doors. Timber door leading in to the garden.

Rear Garden

A spacious private rear garden features a patio with steps ascending to an expansive lawn dotted with numerous mature shrubs, trees, and fruit-bearing trees. At the garden's end, a five-bar timber gate provides vehicular access to the detached double garage, carport, and additional off-road parking.

