



**WELL COTTAGE**

Walgrave, Northamptonshire

**Carter Jonas**



## WELL COTTAGE 10 NORTHALL WALGRAVE NORTHAMPTONSHIRE NN6 9QD

Entrance Hall · Sitting Room · Dining Room · Kitchen  
Utility · Cloakroom/WC · Two Double Bedrooms  
Bathroom · Gas Central Heating · uPVC Double Glazing  
Entertaining Area to Front · Courtyard to Rear · Single  
Garage

EPC rating D

### DESCRIPTION

The property was refurbished and updated around 10 years ago and provides well planned accommodation and elements of character with features including Victorian fireplaces and picture rails. The renovation included updating the kitchen and bathroom, a new central heating system and replacement windows, as well as redecoration and the property offers comfortable and well planned accommodation with the benefit of an idyllic and peaceful village location.

### ACCOMMODATION

The accommodation comprises reception hall leading to the open plan sitting room and dining room, with windows front and rear and a large understairs storage cupboard.

The well fitted kitchen has an extensive range of matching wall and base units with rolltop work surfaces, Belfast sink and fitted appliances which include integrated fridge/freezer, gas hob with electric oven under and extractor over. Free standing dishwasher. The utility area has space and provision for laundry appliances and the cloakroom has a low level WC, wash hand basin and large store cupboard.

## CHARMING TWO BEDROOM END OF TERRACE VICTORIAN COTTAGE IN A PEACEFUL VILLAGE LOCATION WITH A SINGLE GARAGE





To the first floor there are two good size double bedrooms and the bathroom comprises a 'P' shaped bath with shower over and glass screen, low level WC and pedestal wash hand basin. Chrome towel radiator and cupboard housing gas fired combi boiler for central heating and instant hot water.

### OUTSIDE

To the front there is a single garage, with up and over door. Steps lead up to the front of the property where there is a large paved and decked entertaining area. To the rear there is a small courtyard with rear pedestrian access.

### LOCATION

The highly desirable village of Walgrave offers a variety of facilities including a well regarded primary school, public house, church, village hall, shop and playing fields with many activities and social groups within this friendly village. The A14 and A43 are readily accessible as are the main line stations to Kettering and Wellingborough which provide a regular and speedy service to London St Pancras.

Recreational facilities to hand include Pitsford Reservoir for cycling, sailing and walking, Sywell Reservoir and golf courses at Wellingborough and Church and Chapel Brampton.



10 Woodbine Cottages, Northall Walgrave, Northampton, Northamptonshire

Approximate Gross Internal Area

Main House = 93 Sq M/1001 Sq Ft

Garage = 11 Sq M/118 Sq Ft

Total = 104 Sq M/1119 Sq Ft



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