



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



Bakehouse Cottage, 12 High Street, Ecton Village, Northampton, NN6 0QB

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Bakehouse Cottage is a charming three bedroom semi-detached Period stone cottage set back from the road and situated in the heart of the popular Northamptonshire village of Ecton. The present owners have carried a number of improvements to include superb re-fitted kitchen with vaulted ceiling and underfloor heating, re-fitted bathroom, complete rewire, new central heating system, redecoration and landscaping of the garden, The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room and to the first floor three good sized bedrooms and family bathroom. Outside there is a gated driveway with of road parking and leading to the landscaped low maintenance garden which faces in a southerly direction and enjoying a sunny aspect.

ACCOMMODATION

ENTRANCE HALL

11'07 x 6'05 (3.53m x 1.96m)

Enter via a hardwood front door with porthole window and windows to the side, tiled flooring, radiator, spotlights and doors to:-

CLOAKROOM

7'00 x 5'00 (2.13m x 1.52m)

Comprising WC, wash hand basin, tiled flooring, wooden casement window to the rear and radiator.

LOUNGE

18'01 x 17'02 (5.51m x 5.23m)

A bay fronted wooden casement window to the front elevation overlooking the garden, real open cast iron fireplace with wood surround and tiled hearth, coving, double radiator and door to:-



INNER HALLWAY

Stairs rising to the first floor and doors to:-

DINING ROOM

14'11 x 10'02 (4.55m x 3.10m)

A hardwood door with porthole window to the garden, wooden casement window to the side, radiator, understairs storage cupboard, wood panelling to dado rail, wooden corner storage cupboard and door to:-



KITCHEN/BREAKFAST ROOM

14'10 x 13'02 (4.52m x 4.01m)

A superb re-fitted refurbished room comprising of a brand new Wren kitchen with a range of base and eye level units, wooden worktops and splash backs, large Butler sink, modern Victorian chrome tap, built in appliances to include Rangemaster style cooker, extractor, built in dishwasher, washer/dryer, fridge and freezer. There is under lighting, three wood casement windows to front and side, further built in storage cupboard, fireplace with multi fuel log burner, vaulted ceiling with four Velux roof windows and tiled flooring with wet underfloor heating. Hardwood door with port hole window and access door to dining room.



FIRST FLOOR LANDING

10'07 x 7'10 (3.23m x 2.39m)

A large first floor landing with radiator, airing cupboard housing a new combination wall mounted boiler, wooden casement window to the front, loft access and doors to:-

Asking price £495,000 Freehold



BEDROOM ONE

14'09 x 10'02 (4.50m x 3.10m)

A large sash window to the front elevation, cast iron fireplace with tiled hearth, double radiator and spotlights.



BEDROOM TWO

12'10 x 8'05 (3.91m x 2.57m)

A wooden casement window to the rear elevation, built in wardrobe, cast iron fireplace and surround, spotlight and radiator.



BEDROOM THREE

10'07 x 5'09 (3.23m x 1.75m)

A wooden casement window to the front elevation, radiator and spotlights.



BATHROOM

Suite comprising of WC, wash hand basin, free standing claw foot bath with Victorian style tap with shower attachment, double walk in shower cubicle with rain head and hand held shower attachment, wood panelling to dado rail, wood casement obscure glazed window to rear, modern extractor and light.



OUTSIDE

Enter the driveway through two centre opening cast iron gates leading to a brick paved driveway giving off road parking leading to landscaped low maintenance garden positioned to the front of the property, mainly laid to large stone patio area, raised gravel bed with flowers, shrubs and bushes. The rear garden is enclosed by wood panelled fencing and stone walling, Victorian style lamp post. The garden faces in a southerly direction enjoying a sunny aspect to both garden and property.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

Wellingborough Council - Band F

LOCAL AMENITIES

Within the village there is a Parish Church of St. Mary Magdalen, two Public Houses and Ecton Primary School. Secondary education is available in the nearby town of Wellingborough. The village is situated approximately midway between Northampton and Wellingborough and there is access from the south side of the village onto the A45 dual carriageway between the two towns, the same road also giving access to the M1 junction 15 approximately 8 miles distant. The property is also approximately 7 miles from Wellingborough train station which has direct links to London St Pancras with a journey time of approximately 50 minutes.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction towards Becketts Park, take a right turning and continue down towards the Bedford Road roundabout. At the roundabout take the second exit on the A45 and continue towards Riverside. Upon passing the Riverside retail park take the next exit turning left onto the A5076. Continue over the first roundabout and at the second roundabout take a right hand turning onto the A4500 Wellingborough Road. Proceed out of the town for approximately one mile. Take the first turning on the right onto Northampton Road and proceed along this road onto the High Street where the property can be found on the right hand side.

DOIMB15032021/9300

