



# 16 Bedford Road

Denton, Northamptonshire

oriordanbond  
TOWN & COUNTRY





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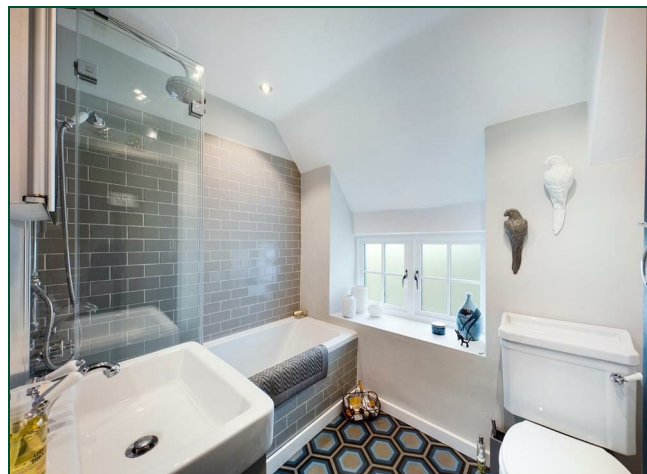
Denton  
NN7 1DR

£750,000

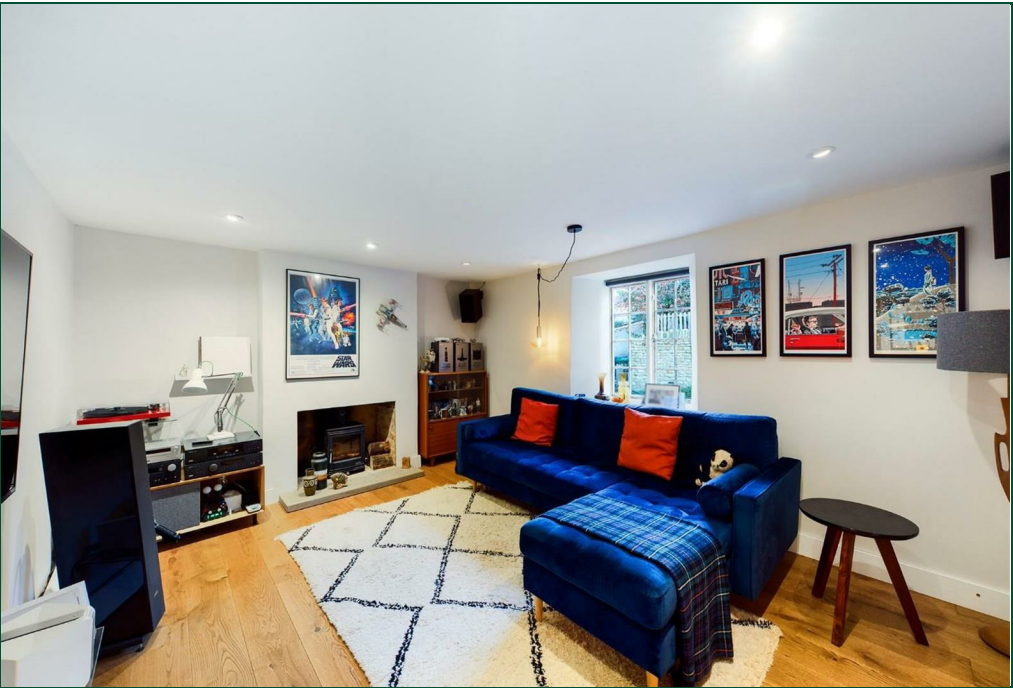
**A period Northamptonshire stone house that has had great design, refurbishment and improvement lavished upon it by the current owners. Denton is a small village with a thriving community, local pub, school and church.**

Accommodation comprises reception hall, sitting room, snug, large open plan kitchen/living/dining room approximately 45ft. wide and with bi-folding doors opening onto the rear garden and a utility/wet room off, master bedroom with en-suite shower room, large walk-in dressing room (could easily become a 4th bedroom), two further double bedrooms and a family bathroom. Outside are private and partly walled gardens with an extensive patio and lawn beyond. There is an enclosed potting shed/hobby room that leads into the rear of the spacious garage. (A/1834/M)

- Three/four bedroom detached stone house
- En-suite to master bedroom
- Large open plan kitchen/living/dining room
- Utility/wet room
- Private and partly walled gardens
- Garage

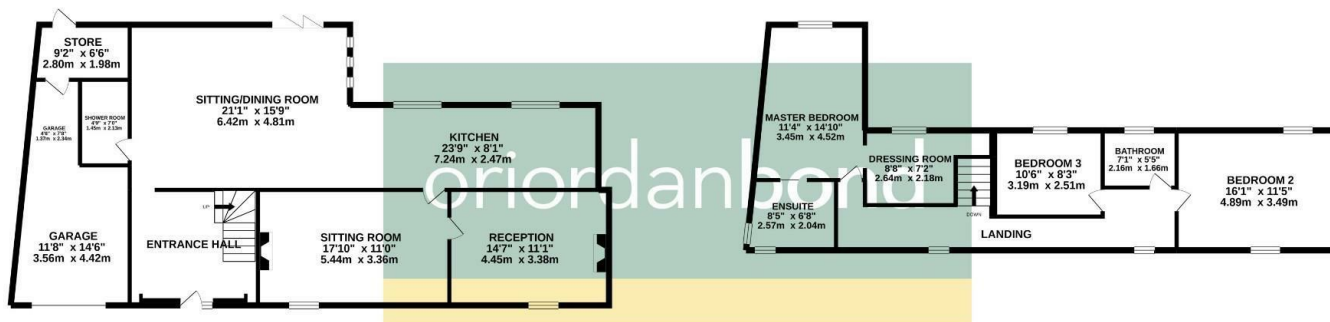






GROUND FLOOR  
1288 sq.ft. (119.6 sq.m.) approx.

1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1970sq.ft. (183.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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