



# Lodge Road

Little Houghton, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Lodge Road

Little Houghton  
NN7 1AE

Guide Price  
£360,000

**This stunning Grade II Listed three double bedroom thatched character property is set in the idyllic village of Little Houghton and offered for sale with no onward chain. Set between the neighbouring villages of Great Houghton and Brafield-on-the-Green, the property has good access to all village amenities including Little Houghton Primary School as well as good road links through to Northampton.**

The accommodation comprises entrance porch, sitting room with feature open fireplace, dining room with window seat, fitted kitchen, utility room and family bathroom. On the first floor are three double bedrooms and a separate WC. Outside is an enclosed large rear garden laid mainly to lawn with patio seating area and brick-built outhouse. Further benefits include gas central heating and many character features such as exposed beams, inglenook fireplaces and thatched roof. (A/1018/L)

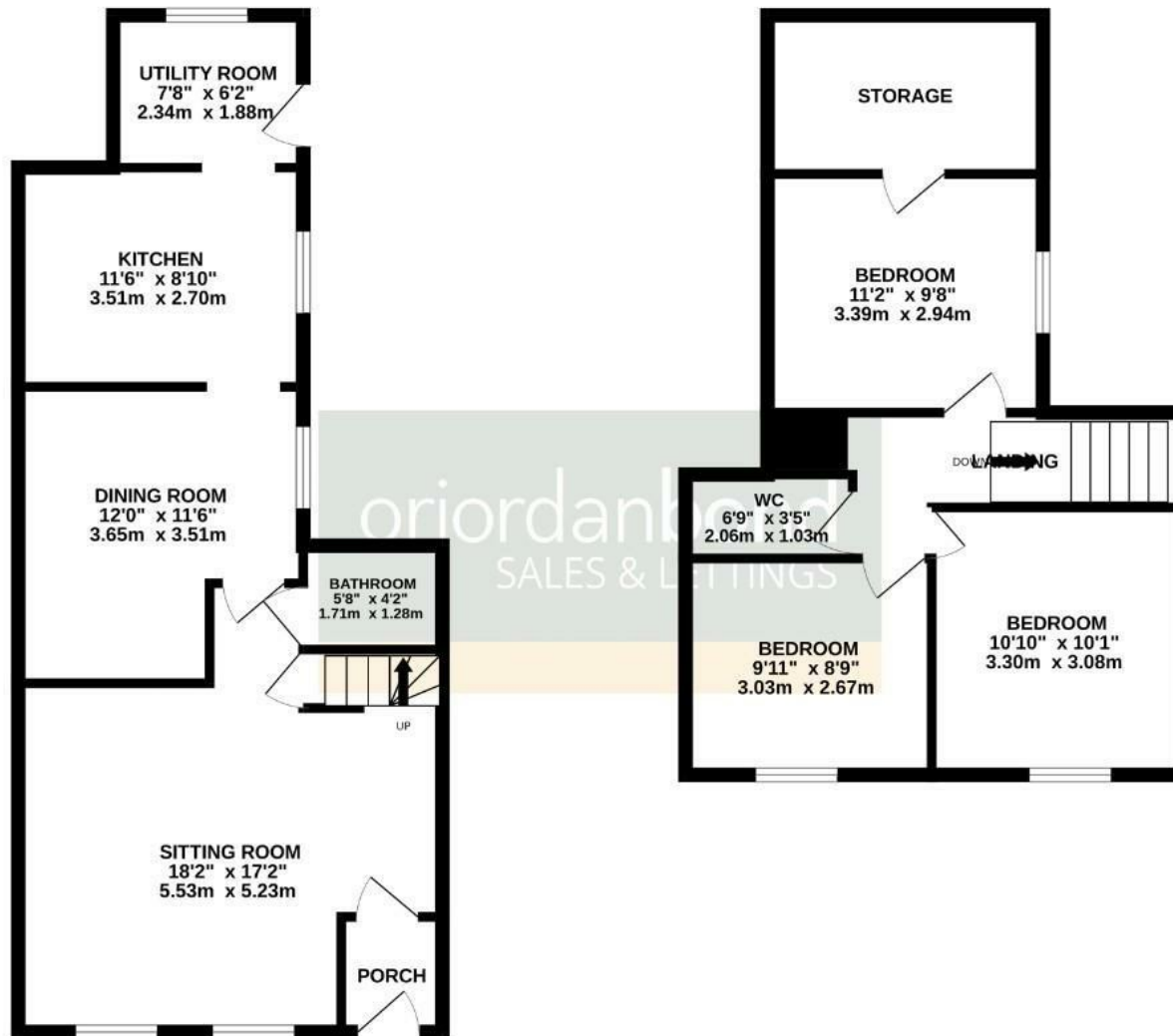
- Stunning Grade II Listed thatched cottage
- Three double bedrooms
- Two reception rooms
- Fitted kitchen with utility room
- Gas central heating
- Large rear garden with brick-built outhouse with power connected





GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: D
- Energy Efficiency Rating: E

#### 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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