



# Church Way

Grendon, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Church Way

Grendon  
NN7 1JE

Price  
£280,000

A well presented two double bedroom semi-detached pretty period cottage, within the heart of the sought after village of Grendon, nestled in a quiet location opposite the church of St. Mary's. This lovely cottage has period features throughout and a courtyard garden with barns.

The spacious accommodation over three floors comprises an open plan sitting/dining room with many features including a log burning stove and a well fitted kitchen. To the first floor is a double bedroom and family bathroom. There is a further spacious double bedroom to the second floor. The property benefits from gas central heating. Outside is a small gravelled courtyard garden area with two good size barns. (A/694/S)

- Two bedroom semi-detached cottage
- Open plan sitting/dining room
- Fitted kitchen
- Three-piece family bathroom
- Gas radiator heating
- Courtyard garden area with two barns







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



**Approximate total area<sup>(1)</sup>**

694.33 ft<sup>2</sup>  
64.51 m<sup>2</sup>

**Reduced headroom**

27.20 ft<sup>2</sup>  
2.53 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Additional information**

- Council Tax Band: C
- 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.

**O’Riordan Bond Earls Barton Sales**

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