



**Litchfield Lane**  
Creaton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## Litchfield Lane

Creaton  
NN6 8NJ

Price  
£500,000

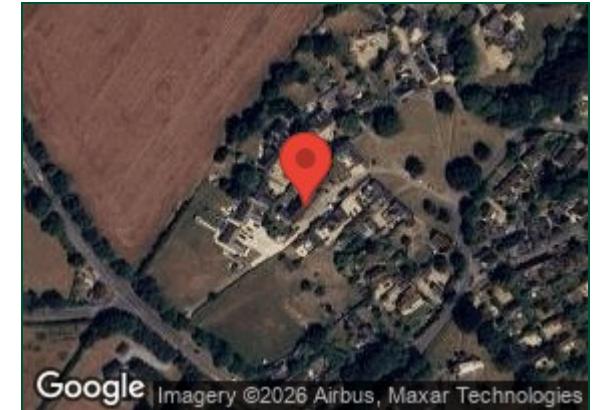
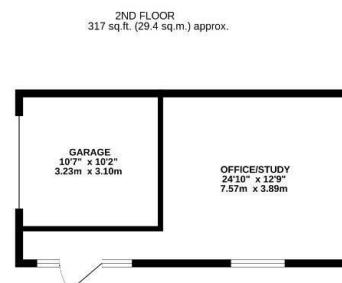
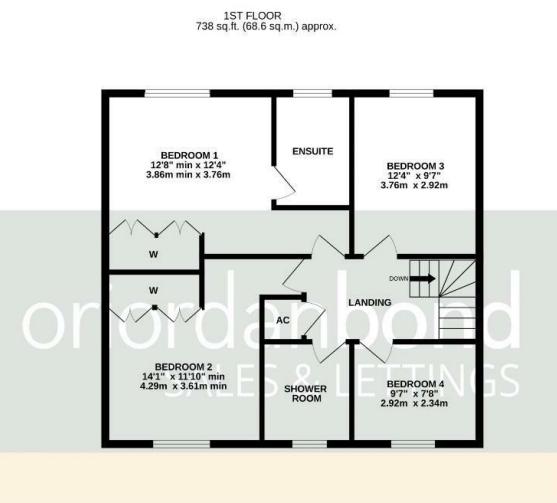
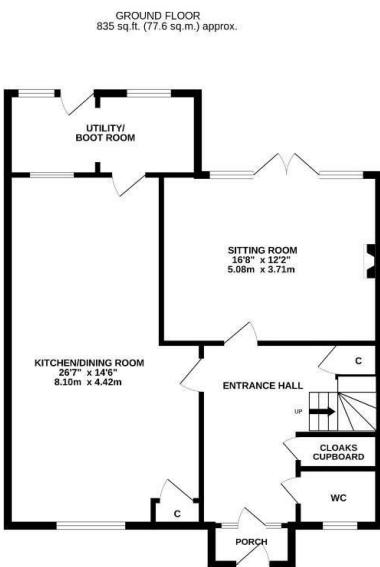
Deceptive in size is this stone and brick cottage with slate roof to include a detached garage with adjoining 14ft x 12ft home office. Constructed by P. A. Groves Ltd of Daventry to a very high standard to include oak flooring to the ground floor accommodation, cottage style oak doors throughout and granite kitchen worktops. The cottage is quietly situated on a private road just off the pretty village green in Creaton and has uPVC double glazing and gas radiator heating.

The accommodation comprises spacious entrance hall, cloakroom/WC, cloaks cupboard and under stairs storage cupboard, sitting room with log burner and feature timber ceiling beam, 26ft kitchen/dining room with centre isle, utility/boot room, spacious first floor landing, master bedroom with built-in double wardrobe and en-suite shower room, two further double bedrooms (one with fitted wardrobes), single bedroom and a family shower room. Outside, to the front is a detached garage with a 24ft home office and off road parking. The rear garden is fully enclosed with patio and lawned areas. (A/1786/M)

- Four bedroom stone and brick cottage
- Detached garage with 24ft office
- Sitting room with log burner
- 26ft kitchen/dining room
- Utility/boot room
- Quiet village location







TOTAL FLOOR AREA : 1786sq.ft. (165.9 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: D
- Energy Efficiency Rating:

#### 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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