



# HARWOODS

Chartered Surveyors & Estate Agents



7 South Street, Isham  
Northamptonshire NN14 1HP

£300,000 Freehold

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Northamptonshire NN8 1AY  
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## 7 South Street, Isham, Northamptonshire NN14 1HP

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A three bedroom semi-detached cottage situated in the popular village of Isham which is ideally located for the A14, Kettering and Wellingborough. The cottage is within the village conservation area. A regular rail service operates from both Kettering and Wellingborough to London St Pancras (journey time from Wellingborough is around 55 minutes).

The property offers three double sized bedrooms, a wet room style shower room, kitchen/breakfast room, living room and a separate dining room. The cottage has part natural stone/part rendered exterior walls and also features exposed stonework inside in both the living room and main bedroom.

The house has gas radiator central heating and UPVC double-glazing to all but one exterior window. There is a gated tarmac driveway that gives parking for one car and a rear garden.

The property needs some modest updating but has a lovely feel and would make a great home for a buyer wanting country living but with the facilities of a larger town just a short drive away. Viewing recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Enclosed Porch

UPVC double-glazed entrance door with matching side screen. Fully glazed inner door with glazed panels flanking leading to:

#### Entrance Hall

Double radiator, staircase rising to first floor landing, large walk-in under-stairs cupboard, door to kitchen and door to living room.

#### Living Room

16'1" x 10'5" (4.90m x 3.18m)

Exposed stonework to one wall, double radiator, UPVC double-glazed window to the side and UPVC double-glazed patio door to the rear garden.

#### Kitchen/Breakfast Room

12'5" x 10'11" (3.78m x 3.33m)

Range of oak-effect units to include base cupboards, base drawers, larder style unit and worksurface areas. Bosch stainless steel gas hob and Bosch electric double oven. Single drainer stainless steel sink, plumbing for washing machine, wall mounted extractor fan, double radiator, UPVC double-glazed window to the front and door leading to dining room.

#### Dining Room

12'2" x 8'4" max (3.71m x 2.54m max)

Radiator, shelved display alcove and UPVC double-glazed window to the front.

#### First Floor Landing

Doors off to all bedrooms and shower room.

#### Bedroom 1

16'1" x 10'3" (4.90m x 3.12m)

Exposed stonework to one wall, double radiator and single-glazed timber window to the rear.

#### Bedroom 2

12'3" max x 10'10" max (3.73m max x 3.30m max)

Double radiator, built-in cupboard (batten shelving and Baxi combi gas central heating boiler) and UPVC double-glazed window to the front.

#### Bedroom 3

12'2" x 8'4" max (3.71m x 2.54m max)

Double radiator and UPVC double-glazed window to the front.

#### Shower Room

6'10" x 6'0" (2.08m x 1.83m)

A wet room style shower area, close-coupled WC and pedestal washbasin. Chrome towel radiator, shaver light, extractor fan and double-glazed window to the side.

#### Outside

Gated tarmac driveway with space for one car. Rear garden.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band D.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

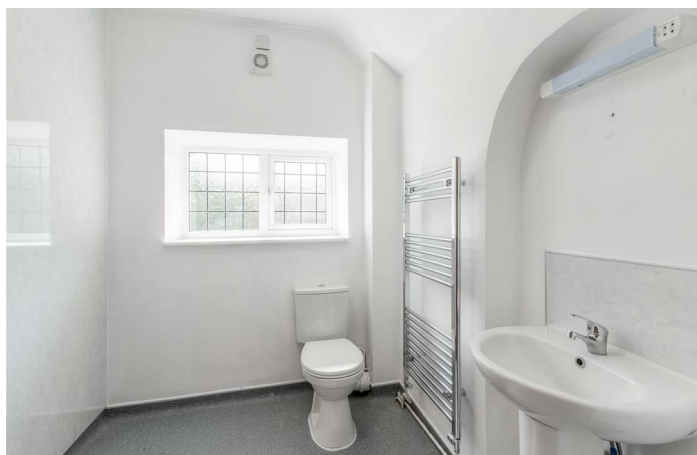
#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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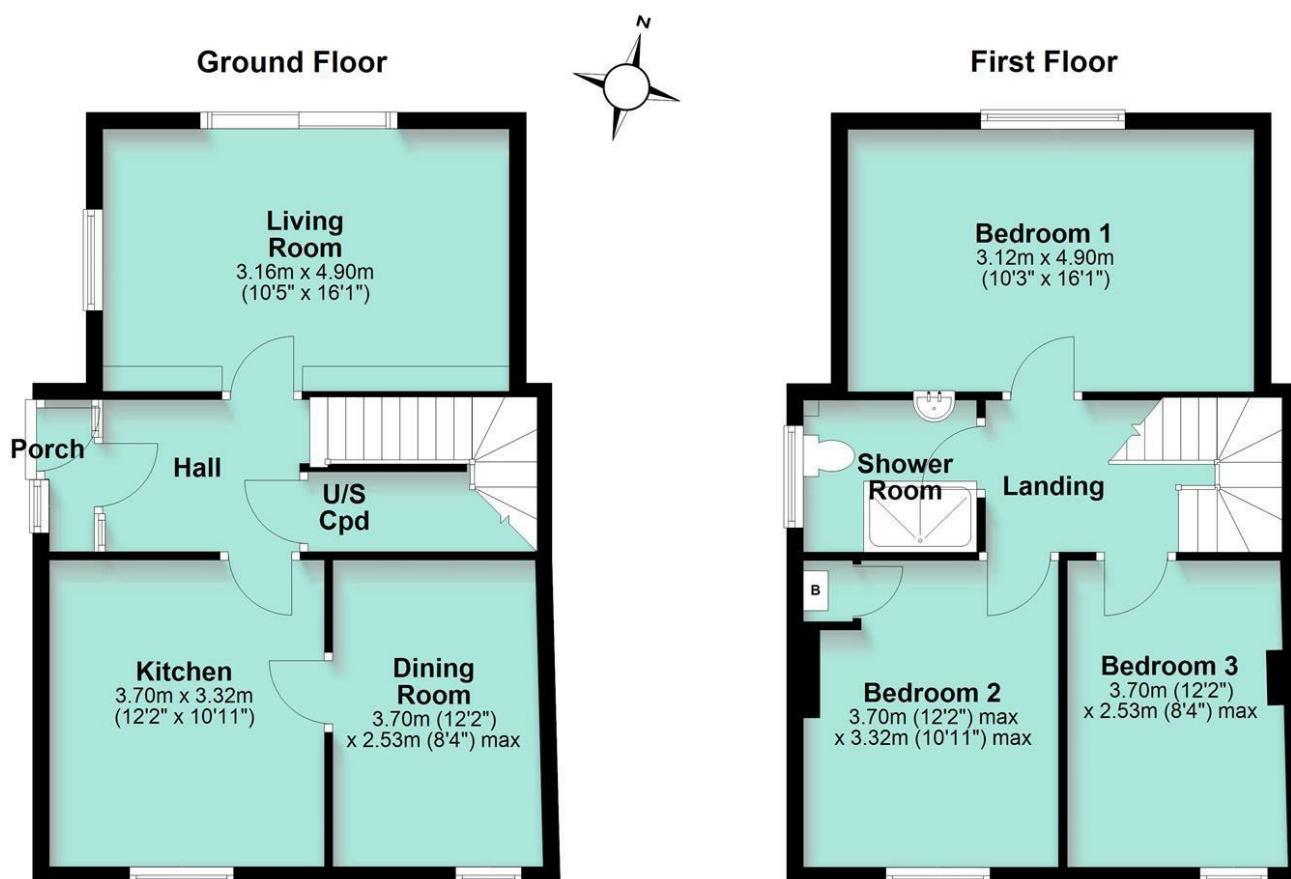






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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		86
	69	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		