11 Newlands
Naseby
Northamptonshire
NN6 6DE

£415,000

OSCAR JAMES

...expect excellence

WHAT'S GREAT?

This beautiful 1890's semi-detached cottage is situated in the quiet village of Naseby, offering access to main road links including the A14/M1 & M6, as well as rail links to London St Pancras from Market Harborough train station.

The main internal accommodation comprises; welcoming entrance hall, living room with open fire place, large open plan kitchen/breakfast room with seating area, separate dining room/play room and downstairs w/c.

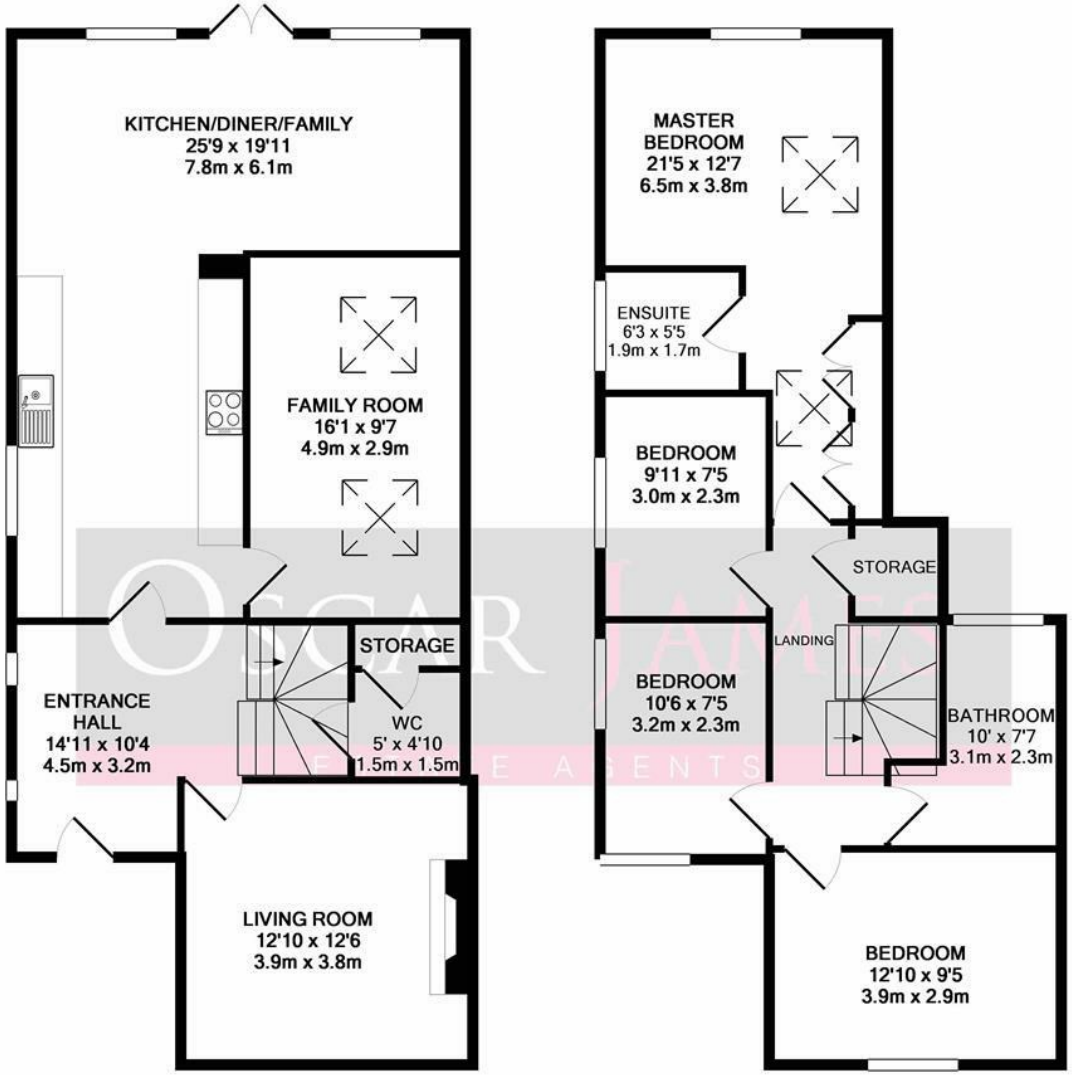
To the first floor you will find two double and two single bedrooms. The master bedroom benefits from built in wardrobes and a shower en-suite and a further three piece master bathroom.

Externally the rear garden is mainly laid to lawn with a patio area and side access to the front of the property, where you will find a blocked paved driveway with off road parking for two vehicles.

The current owners have thoughtfully extended this property over their period of ownership, in order to make it a fantastic family home.

In order to book your internal inspection, please call the office on 01604 622722.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 832 SQ.FT.
(77.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1493 SQ.FT. (138.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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At a glance...

- Cosy Living room with open fire place
- Recently refitted open plan kitchen/breakfast room
- Two double and two single bedrooms
- Three piece family bathroom and en-suite to master
- Mainly laid to lawn garden with patio seating area
- Block paved driveway with off road parking for two vehicles

Sparkle

SELLER'S SECRET

Since we have moved to Naseby, we must say that it has a fantastic community, with the school reaching outstanding standards in its recent reports.

We decided to extend the property so that we could have a more open plan kitchen/breakfast room where all the family could be together.

Why we like it....

This is a truly lovely home, offering a fantastic village location with excellent schooling, local amenities and main road links available.

To buy or not to buy....

OSCAR JAMES

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