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# Mackworth Green

, Finedon, NN9 5LX

Open To Offers £310,000



Offered to the market with no onward chain, this beautifully presented two-bedroom stone cottage occupies a peaceful position overlooking a private green in the sought-after town of Finedon.

Full of character, the property blends period charm with modern finishes, featuring exposed stonework, timber beams and stylish contemporary fittings throughout. The majority of the accommodation is located on the ground floor, providing a practical layout well suited to a variety of buyers including downsizers or those seeking flexible living arrangements.

The ground floor offers two generous reception rooms, including a welcoming living room with exposed stone fireplace and wood burning stove, alongside a spacious dining room with French doors opening to the courtyard garden. The modern refitted kitchen provides a range of fitted units and integrated appliances, complemented by a useful utility room and separate downstairs WC. A well-proportioned ground floor double bedroom completes the accommodation on this level.

To the first floor is a further double bedroom with access to a separate shower room, while the property also benefits from a family bathroom.



## Entrance

Access via front door with doors leading to the living room and stairs rising to the first floor.

## Living Room

18'0" x 12'2" (5.51m x 3.71m)

A charming reception room featuring exposed stonework, wood burning stove set within fireplace, timber ceiling beams, radiator and window to the front elevation.

## Dining Room

14'5" x 10'11" (4.40m x 3.33m)

A spacious second reception room with French doors opening onto the courtyard garden, ideal for entertaining or family dining. Radiator and access through to the kitchen.

## Kitchen

16'6" x 6'9" (5.04m x 2.08m)

Fitted with a contemporary range of base and wall units with work surfaces over incorporating integrated oven, hob and extractor. Stainless steel sink unit, window to the rear elevation and access to the utility room.

## Utility Room

Useful additional space providing storage, appliance space and access to the courtyard.

## Downstairs WC

Fitted with low level WC and wash hand basin.

## Bedroom One (Ground Floor)

15'3" x 10'11" (4.67m x 3.33m)

A well-proportioned double bedroom with window to the front elevation and radiator.

## Family Bathroom

5'11" x 10'11" (1.82m x 3.33m)

Fitted with a suite comprising bath, wash hand basin and WC.

## First Floor Landing

Access to bedroom two and shower room.

## Bedroom Two

10'7" x 12'4" (3.24m x 3.78m)

Double bedroom with window to the rear elevation and radiator.

## Shower Room

7'1" x 9'5" (2.17m x 2.88m)

Fitted with shower enclosure, wash hand basin and WC.

## Outside

To the rear of the property is a paved courtyard garden, perfect for outdoor seating, which leads to an enclosed garden area and parking space to the rear.

## Disclaimer

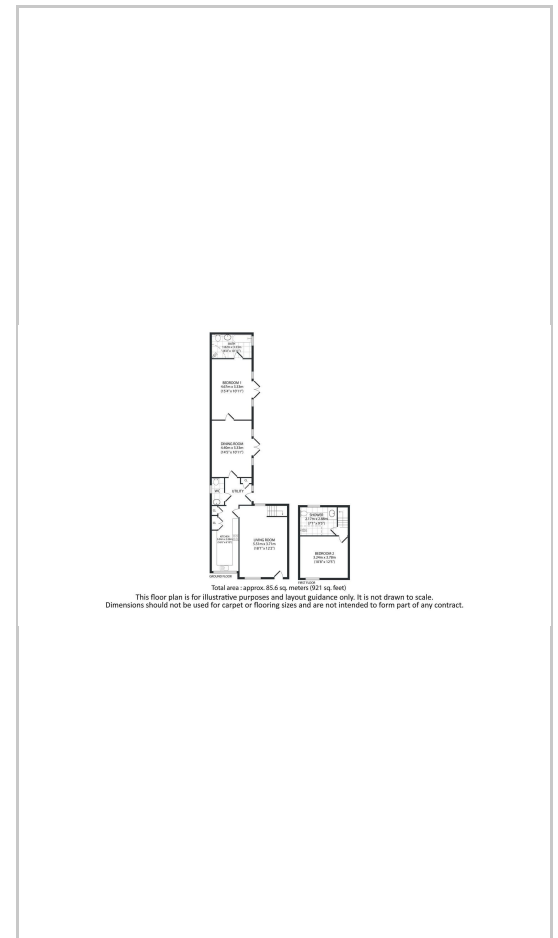
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## Area Map



## Floor Plans



## Energy Efficiency Graph

