

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk



Mackworth Green

, Finedon, NN9 5LX

Open To Offers £299,000



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

- 1. Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
- 2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
- 3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
- 4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
- 5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
- 6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

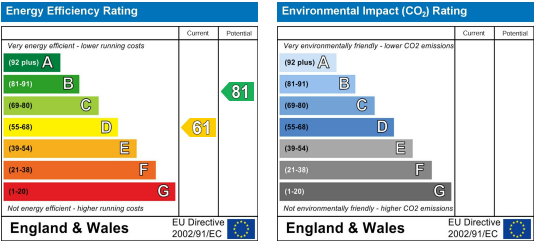
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.