

**57 Lodge Road
Little Houghton
NORTHAMPTON
NN7 1AE**

Guide Price £250,000



- **THREE BEDROOM**
- **VILLAGE LOCATION**
- **LARGE CORNER PLOT**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: TBC**

- **SEMI DETACHED**
- **NEEDS FULL REFURBISHMENT**
- **POTENTIAL FOR EXTENSIONS**
- **GARDENS**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Little Houghton, this semi-detached house on Lodge Road presents a unique opportunity for those seeking a project to transform a property into their dream home. With three spacious bedrooms and a well-proportioned reception room, this older-style residence offers ample space for family living.

The property is set on a generous corner plot, providing plenty of outdoor space for gardening, entertaining, or simply enjoying the tranquillity of village life. However, it is important to note that the house requires full refurbishment, allowing you to personalise every aspect to suit your taste and lifestyle.

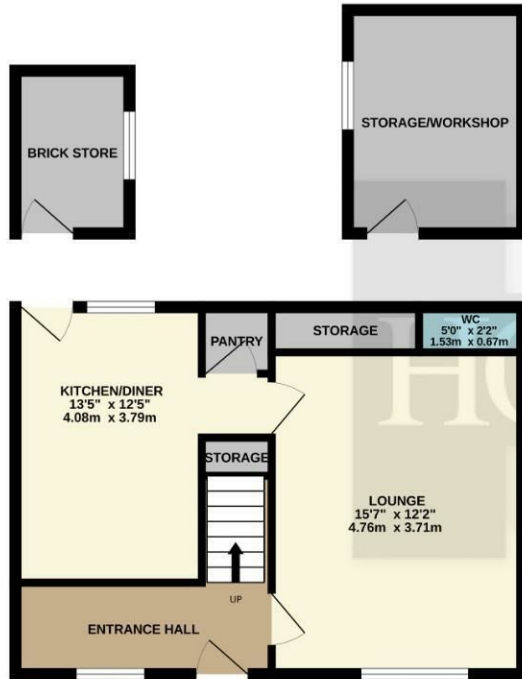
Little Houghton is a delightful village that boasts a friendly community atmosphere, making it an ideal location for families and individuals alike. With local amenities within easy reach and the beautiful Northamptonshire countryside just a stone's throw away, this property offers the perfect blend of rural charm and convenience.

This is a rare chance to invest in a home that you can truly make your own, in a picturesque setting that is sure to appeal to many. If you are ready to take on a refurbishment project and create a wonderful living space, this property could be the perfect fit for you.

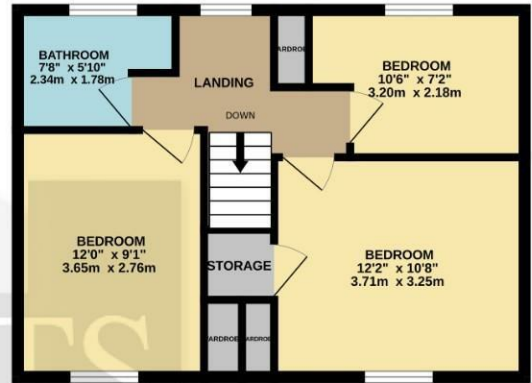




GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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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	



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.