

**32 High Street
Ecton
NORTHAMPTON
NN6 0QB**

£240,000



- **GRADE II LISTED STONE COTTAGE**
- **QUIET VILLAGE LOCATION**
- **REFITTED BATHROOM**
- **CHARACTER FEATURES**

- **TWO BEDROOMS**
- **REFITTED KITCHEN**
- **OPEN FIREPLACE**
- **COUNCIL TAX BAND C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no upper chain, a charming, Grade 2 listed, former Blacksmith's stone cottage that has been sympathetically extended and updated retain a wealth of character features coupled with modern convenience. Set in the heart of Ecton Village, the property dates back to 1604 and has accommodation comprising; a lounge/dining room with an open fireplace, exposed beams and inglenook storage, a refitted 'Shaker' style kitchen and a modern fitted bathroom on the ground floor. To the first floor there are two generously sized bedrooms and to the rear there is a private courtyard garden with side access to a passage leading to the front. Benefits include gas fired radiator heating and on street parking to the front of the property and this would make a fantastic home in the countryside for those looking for a retreat in a village location. Ecton itself has a rich history and is ideally situated for easy access to the A45 for Northampton and Wellingborough as well as the M1 motorway. The village boasts two pubs, a church and primary school and has number of footpaths across the countryside for those who enjoy an outdoors life. Internal viewing is strongly recommended to fully appreciate the charm and character of this individual cottage.

Ground Floor

Lounge/Dining Room

15'9 x 13'6 (4.80m x 4.11m)

Entered via panelled wooden door, exposed feature beams to the ceiling, two windows to the front elevation, open working fireplace with a stone surround, stairs to the first floor, door to the kitchen, inset display niche and an inglenook cupboard, radiator, television point.

Kitchen

8'0 x 7'8 (2.44m x 2.34m)

Refitted with a 'Shaker' style range of wall and base level units with complementary work surfaces, tiling to splash back areas, inset sink drainer unit, integrated electric oven and a gas hob with an extractor over, space for an upright fridge freezer, plumbing for a washing machine, radiator, wall mounted boiler unit, door and window to the rear garden, door to the bathroom.

Bathroom

Refitted with a modern suite comprising a panelled bath with a shower over, concealed cistern W.C. and a wash basin set atop a wooden plinth, tiling to splash back areas, window to the rear elevation.

First Floor

Landing

Doors to the bedrooms, loft access hatch.

Bedroom One

13'6 x 7'10 (4.11m x 2.39m)

Window to the front elevation, radiator.

Bedroom Two

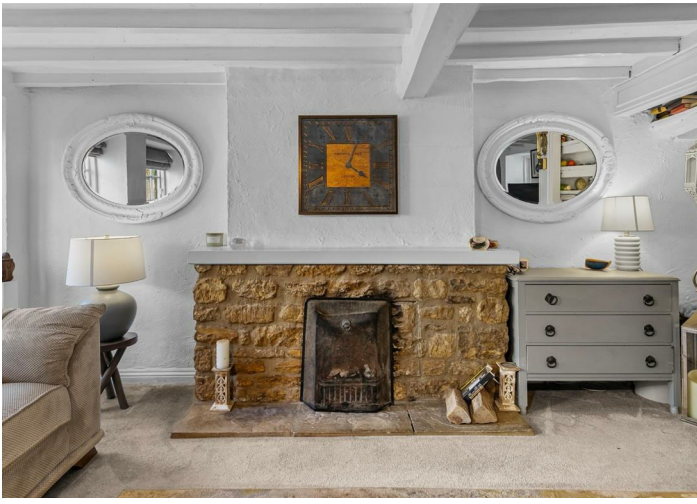
10'2 x 7'11 (3.10m x 2.41m)

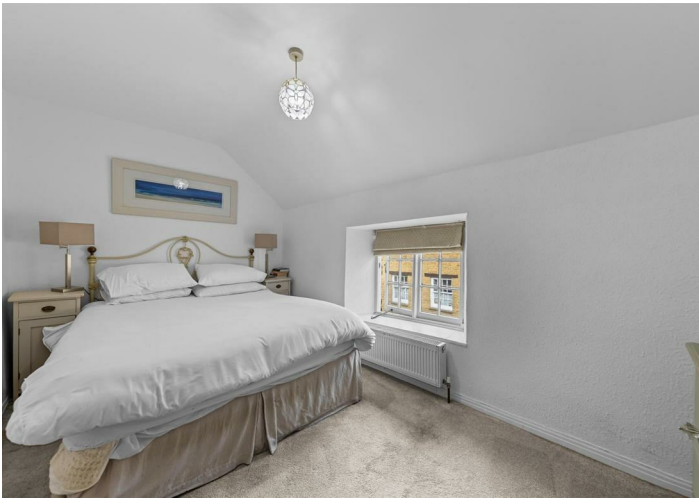
Window to the rear elevation, radiator.

Outside

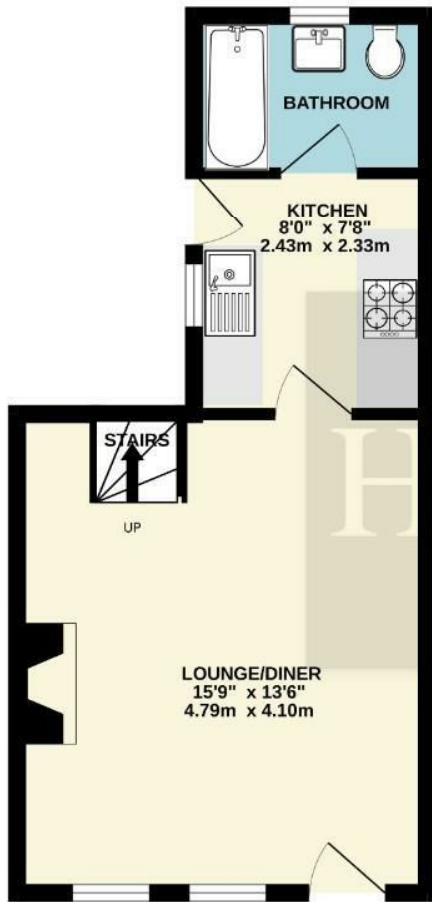
Rear Courtyard

A courtyard style rear garden enclosed by pan tile topped stone walls, outside tap and light, gated access to an alley to the side with a right of access to the front.





GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.