



Main Street

Laxton, Corby, NN17 3AT

Price Guide £510,000

Richardson

Main Street

Laxton, Corby, NN17 3AT

An attractive extended period cottage overlooking open green space and backing onto open farmland and Wakerley Woods. Stone built under a tiled roof, the property was extended by the current vendor to provide both ground and first floor accommodation. In brief the accommodation comprises entrance hall, large living room with open fire facility, kitchen diner with twin oven Aga, side lobby leading to conservatory, large utility room with walk in pantry and cloakroom. To the first floor there are 4 double bedrooms and family bathroom. The property is on a generous plot with retaining wall to the front and driveway to the side widening to provide off road parking for several vehicles, and leading to an oversized detached garage with eaves storage. Gated access to the side of the garage with driveway, continuing to several useful outbuildings/workshops including a timber clad steel frame building with solar panels, ideal for a mechanical/car enthusiasts. The garden areas are laid mainly to lawn with a covered sitting area and have a lovely view with a high degree of privacy.

Entrance hall
9'10" x 8'10" (3.02m x 2.71m)

Living room
23'0" x 13'10" (7.02m x 4.23m)

Kitchen diner
19'1" x 12'11" (5.82m x 3.95m)

Side lobby

Conservatory
16'9" x 10'0" (5.13m x 3.05m)

Utility
14'0" x 13'6" (4.28m x 4.12m)

Cloakroom
6'0" x 3'2" (1.84m x 0.98m)

First floor landing





Master Bedroom
20'5" x 9'6" (6.24m x 2.91m)

Bedroom
13'9" x 13'3" (4.21m x 4.06m)

Bedroom
12'5" x 13'5" (3.80m x 4.10m)

Bedroom
12'2" x 12'6" (3.71m x 3.82m)

Bathroom
6'4" x 11'5" (1.94m x 3.50m)

External details

Block paved driveway widening to provide off road parking for several vehicles and leading to an oversized single garage with eaves storage. Gated driveway access to the side leading to the rear gardens and numerous range of outbuildings and a timber clad workshop 6.6m x 10m (external). There is a lawn area to the back of the property with covered sitting area and pathway to further lawn area backing onto open farmland and Wakerley Woods beyond.

Tenure
Freehold

Services
Mains electricity, and water. Drainage to septic tank, oil central.

Council Tax
North Northants Tax Band E

Communication
According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

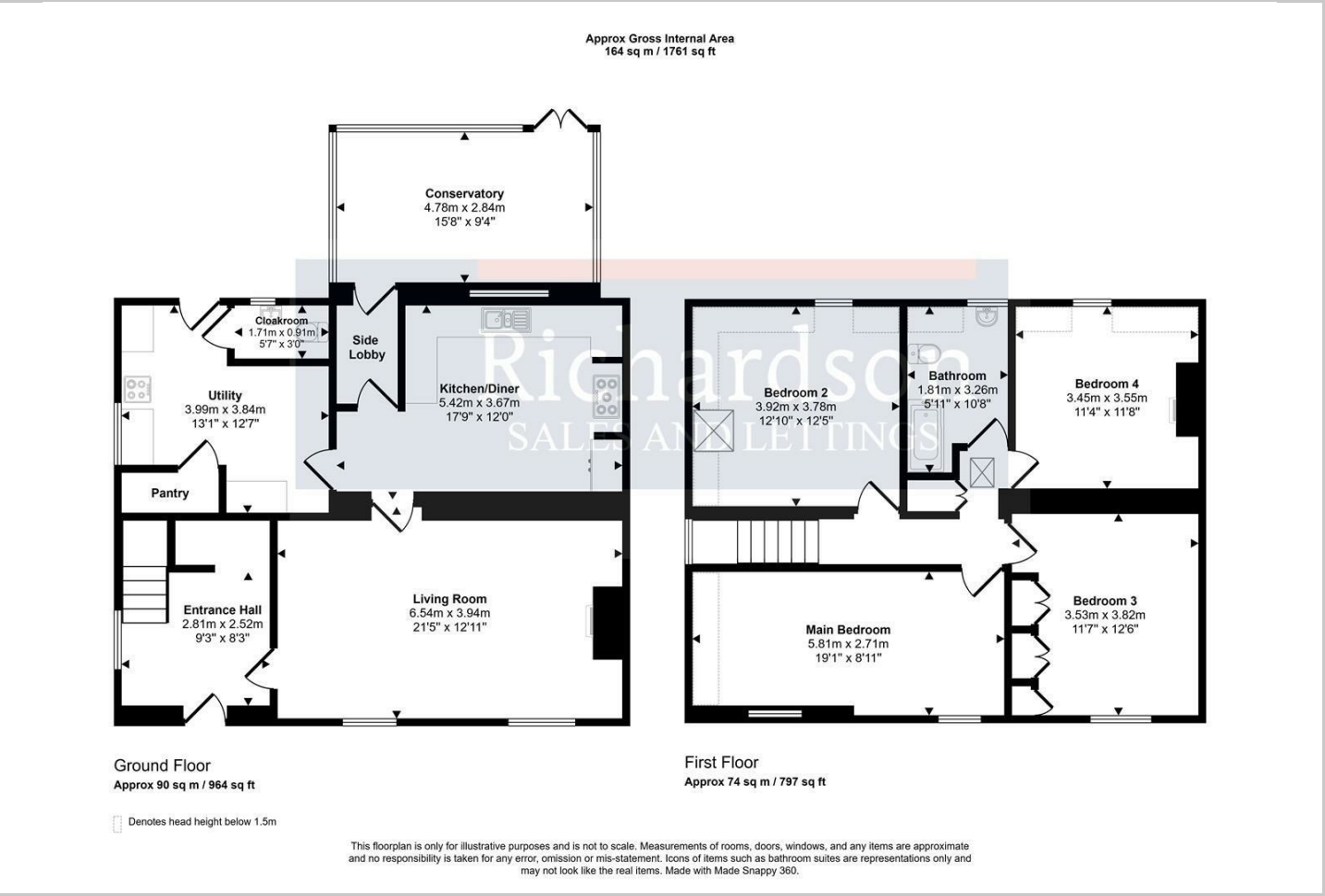
Agents notes
The property is within the conservation area but not Listed

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk

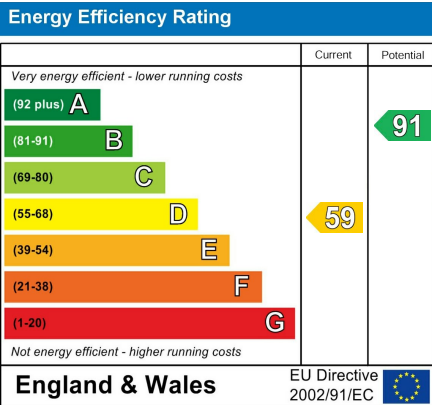


Floor Plan

Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433