



Main Street

Laxton, Corby, NN17 3AT

Price Guide £510,000

Richardson

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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

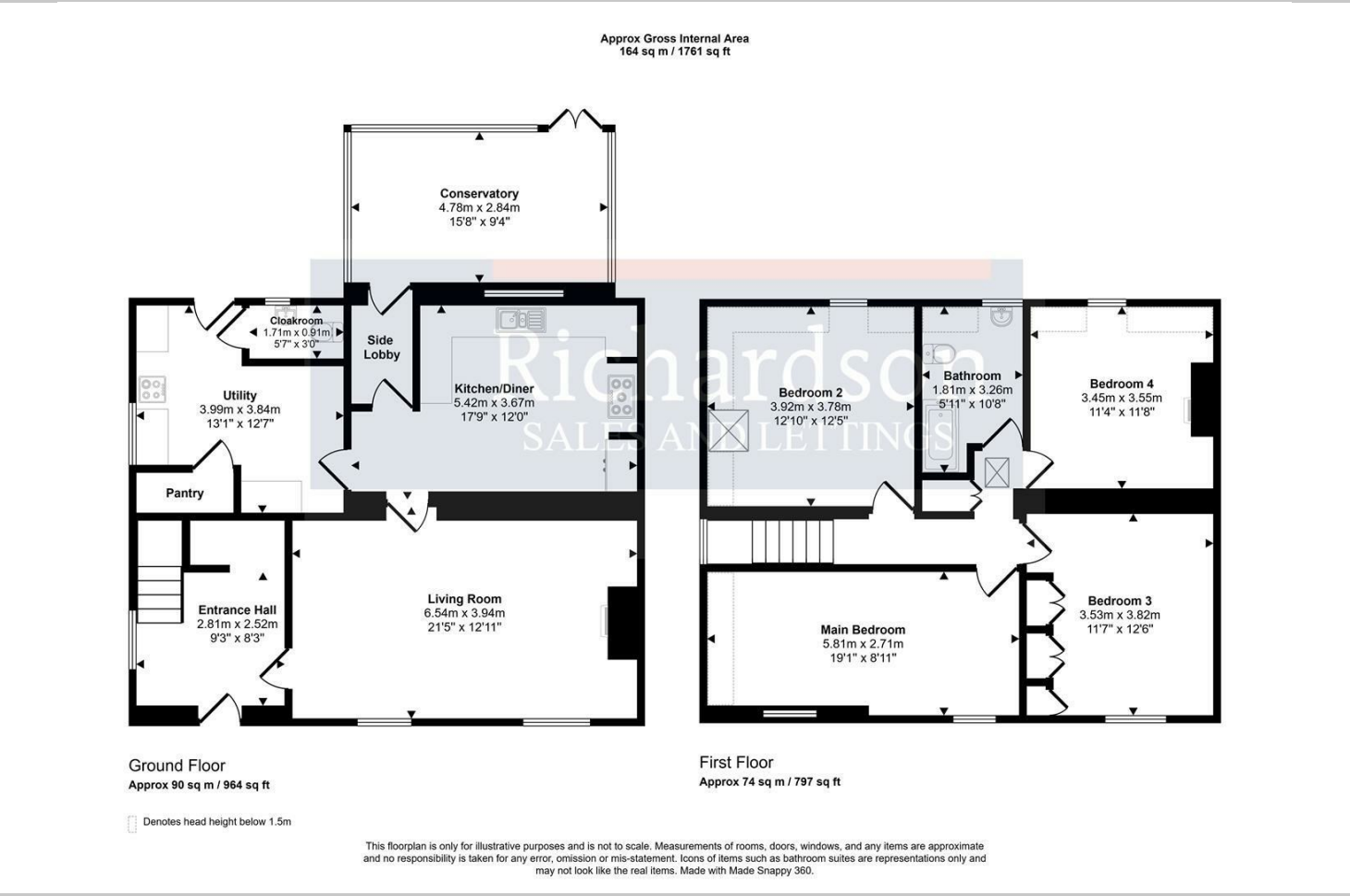
Agents notes
The property is within the conservation area but not Listed

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

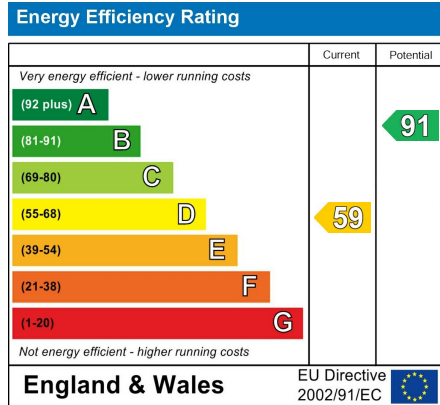


Floor Plan

Area Map



Energy Efficiency Graph



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