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2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | On Road Parking



28 SOUTH STREET

WEEDON, NN7 4QP

- ✓ Extended
- ✓ Glorious Views
- ✓ Utility
- ✓ Immaculate Condition
- ✓ South-Facing Private Garden
- ✓ Separate Study
- ✓ Three Bedrooms
- ✓ Lounge with Log Burner
- ✓ Open-Plan Kitchen/Diner

This three bedroom, Victorian cottage has character features including wooden beams, stripped wooden floors, feature fireplace and a log burning stove.

The cottage has been updated to accentuate the original features, whilst still having a contemporary feel.

The south-facing rear garden is bright and sunny with a sunken patio that gives it a Mediterranean feel. Behind the garden are beautiful views of the open countryside.

On entering you have a feeling of how bright the property is. The entrance hall is welcoming with good storage space under the stairs.

Through the lobby there is a large kitchen/dining space where the light floods in and you have a view straight through to the patio and garden, really bringing the outside space in.

A separate lounge offers warmth and cosiness in those Autumnal evenings and the addition of an enamelled log burner set into an exposed brick fireplace, adds to the ambience.

The stunning engineered Oak flooring flows throughout the kitchen/dining space, adding a contemporary, fresh feel.

On the ground floor you'll also find a utility room with a glass door leading to the rear garden and a home office (essential for today living) but this could easily be a playroom, hobby room or pet's room.

Upstairs, there are three bedrooms and a bathroom. The main bedroom has stripped wooden floorboards as well as a cast iron feature fireplace.

Bedroom two benefits from restored original Elm flooring and original beams.

The bright bathroom has a 3-piece suite with a shower over the bath.

Additionally, the attic is part-boarded, offering extra storage space.

Outside, the rear garden is delightful, lush and green with enough space for children to play or pets to roll around.

The smart frontage of the property is raised up and set back from the road and surrounded by black wrought iron railings.

The property also has access rights up the grass driveway at the side of the property, allowing parking to be restored to the rear if the new owners so wished.

Weedon Bec, if you have never been, is a sought-after Northamptonshire village - some would say the heart of England!

A village full of community spirit and lots of local amenities - convenience store, doctors surgery, dentist, pharmacy and a village hall, to name but a few.

There are several public houses to choose from plus cafes and restaurants, also.

The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk.

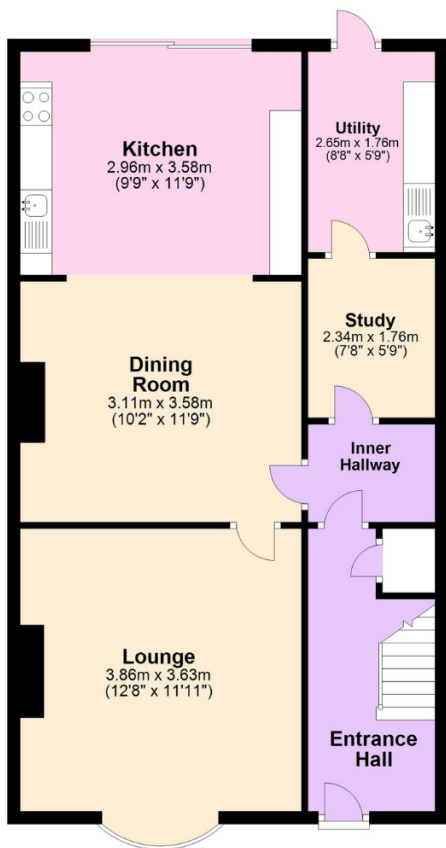
The main road networks are close at hand which makes commuting anywhere very easy. Long Buckby railway station is only a short car journey away, too.



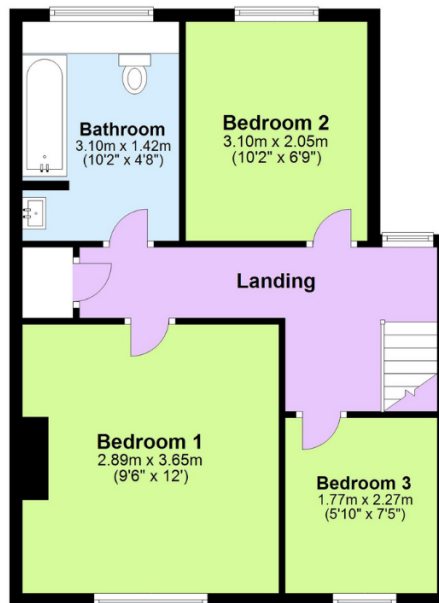
Council Tax: Band B

EPC Rating: Band D

Ground Floor



First Floor



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.