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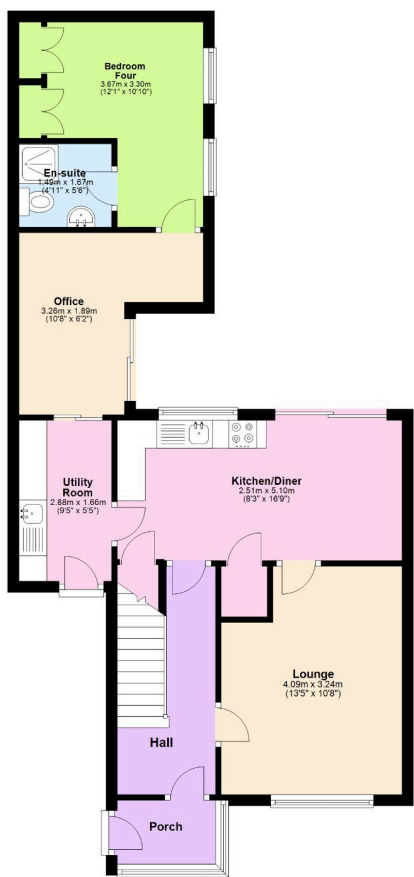
# campbells

*of Rothersthorpe*

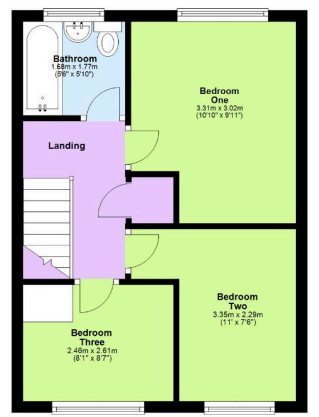


4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Annex

Ground Floor



First Floor



## 6 GRAFTON WAY

ROTHERSTHORPE, NN7 3JL

### LOCAL PROPERTY EXPERT JAMIE CAMPBELL












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 [jamie@campbell-online.co.uk](mailto:jamie@campbell-online.co.uk)

Sian and Jamie were incredibly helpful during our move. They were quick to answer phones and respond to emails and kept us in the loop the entire time. Sian was amazing at helping to keep the ball rolling and as a result the whole process took just 5 weeks! Many thanks for all your help.

**NAME:** Molly and Chris, Kilsby - 15th April  
**ABOUT:** Sian and Jamie

-  Three Bedroom Semi-Detached Property with Rear Extension / Annex (With Fourth Bedroom)
-  School Catchment For Rothersthorpe Primary School and Campion Secondary School
-  Perfect For First Time Buyers / Young Families
-  Replaced Kitchen, Utility Room and Bathroom
-  Approx. 112 sqm / 1205 sqft Internal Size
-  Fantastic Condition Throughout
-  Flexible Accommodation To Suit Your Needs
-  South-West Facing Garden
-  Spacious Driveway

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.



**This is a fantastic modernised four bedroom semi-detached property, enhanced by a rear extension/annex offering flexible accommodation and fantastic living space for modern families.**

## LOCATION

Rothersthorpe is a charming village with a rich medieval heritage, sits amidst the picturesque Northamptonshire countryside. Despite its small size, Rothersthorpe boasts a vibrant community and essential amenities to cater to residents' needs. The village is home to a quaint church, a day nursery, and a primary school. Children can then progress to the popular Campion secondary school in Bugbrooke, less than 4 miles away. For healthcare needs, residents have convenient access to the doctor's surgery and pharmacy in Bugbrooke, just a short distance away. Additionally, Bugbrooke offers general stores and a selection of welcoming pubs and restaurants. Neighbouring Kislingbury adds to the village's charm with its own array of amenities, including two public houses, a restaurant, and a village shop, providing further options for shopping and leisure activities. Situated only 4 miles from the bustling town of Northampton, residents of Rothersthorpe enjoy easy access to a wider range of shopping, entertainment, and cultural attractions. The village's proximity to M1 Junction 15a offers swift connections to the A43 and A45 ring roads, facilitating convenient travel. Commuters benefit from a Monday to Saturday bus service operating to both Northampton and Towcester, with Northampton also hosting a mainline train station providing direct routes to London Euston and Birmingham New Street, ensuring hassle-free travel for work or leisure. With its idyllic countryside setting, rich history, and convenient amenities, Rothersthorpe offers a tranquil and welcoming environment for residents to call home. Experience the best of village living.



Tucked away in a cul-de-sac within the sought-after, quiet village of Rothersthorpe, this home boasts approximately 112 sqm (1205 sqft) of internal space and presents a perfect opportunity for first-time buyers or young families seeking comfort and convenience.

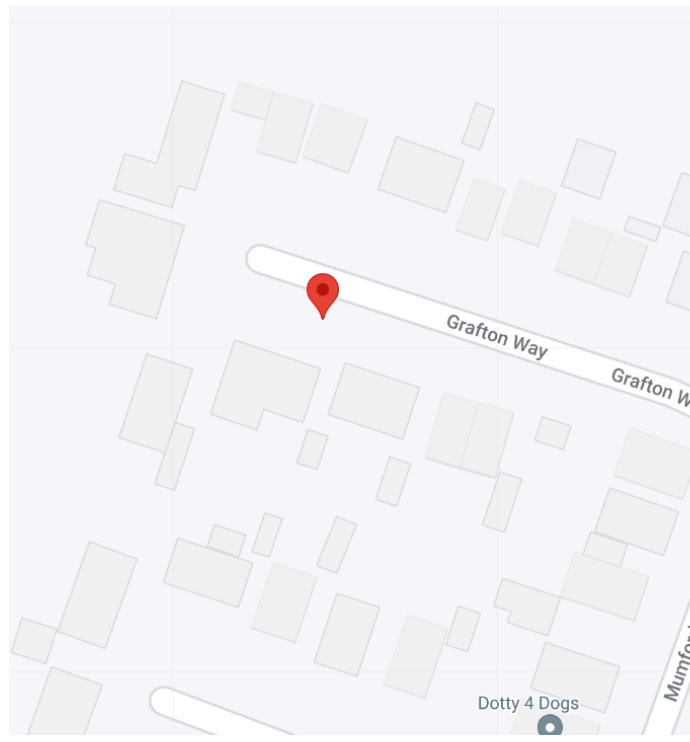
The flexible accommodation caters to your needs, whether it's creating a dedicated workspace or accommodating guests in the annexed fourth bedroom. There are three sizeable bedrooms upstairs as well as the replaced family bathroom. Bedroom one has long reaching views of the countryside which is a nice touch.

Upon entering, through the front porch, you're greeted by a warm and inviting atmosphere, with the property showcasing a fantastic condition throughout. The replaced kitchen, utility room, and bathroom add a touch of modernity, ensuring both style and practicality for everyday living. Overall, the property is in fantastic condition.

Outside, the property offers a spacious block paved driveway, perfect for parking multiple vehicles, along with an EV charging point, reflecting a commitment to sustainability and modern living.

The utility room leads through to the annex and could be used as a separate kitchen for the annex as it has its own entrance from the front making it self-contained.

The rear garden is south facing and can be accessed through two sets of doors either from the kitchen/diner or the study in the annex. It also feels very private.



**Council Tax: Band B EPC: Rating E**

*"This three-bedroom semi-detached property presents a rare opportunity to own a home in a desirable village location, offering flexible accommodation, modern amenities, and peaceful surroundings. Don't miss out on the chance to make this your forever home."*

