



 JACKIE OLIVER & CO

**14 High Street, Gayton**  
Offers in Region of **£280,000**

# 14 High Street

Gayton, Northampton

Situated in the picturesque village of Gayton, this semi-detached house known as 'Fig Tree Cottage' is beautifully presented throughout and bursting with characterful features. Stepping inside the ground floor offers a modern kitchen space, separate dining room, sitting room complete with log burner and a cloakroom. Upstairs there are two well proportioned bedrooms and a modern shower room. Finally the outside space boasts a patio seating area, section of lawn, a partly covered 'Bar' area as well as a brick built outbuilding which has power and light connected, this doubles as a utility and holds lots of further potential.

Council Tax band: C

Tenure: Freehold

- Video Walkthrough & 360 Tour Available
- Semi-detached Character Cottage
- Kitchen
- Sitting Room with Log Burner
- Dining Room
- Shower Room & Cloakroom
- Outbuilding/Utility
- Garden
- Village Location





### **Kitchen**

Entered via a uPVC door. Fitted with a range of base and wall mounted storage units with working surfaces over. There is a composite sink with mixer tap over, a double oven with four ring electric hob, a dishwasher and space for a fridge/freezer. The kitchen also comes complete with a breakfast bar. Two windows to the front. Concealed wall mounted gas combination boiler.

### **Sitting Room**

Brick built fireplace with log burner (currently not in use). Exposed wooden beams. Window into the kitchen. Radiator. Stairs to the first floor.

### **Dining Room**

Window to the side. Radiator. Understairs storage.

### **Cloakroom**

Fitted with a two piece suite comprising a wash basin with storage underneath and a W.C. Heated towel rail. Window to the side.

### **Landing**

Access to boarded loft space. Radiator.

### **Bedroom 1**

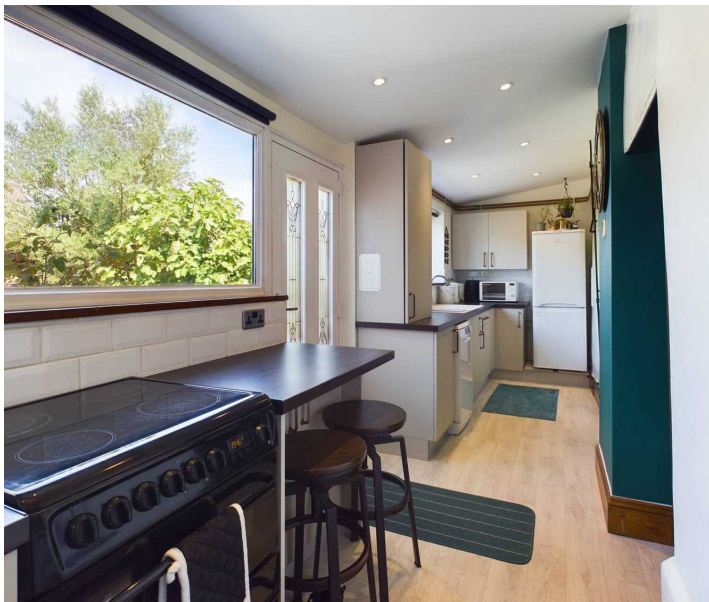
Window to the front. Victorian style fireplace. Radiator.

### **Bedroom 2**

Window to the front. Radiator.

### **Shower Room**

Fitted with a three piece-suite comprising a double shower enclosure, wash basin with storage underneath and a W.C. Window to the side. Heated towel rail.





### **Outbuilding/Utility**

Accessed from the garden the outbuilding is a brick built structure with power and light connected. Entered via a hardwood door the initial section of the outbuilding offers space and plumbing for a washing machine with a wooden worktop over. The main space of the outbuilding features some exposed beams and a window to the side. Given the appropriate works and permissions this space holds great potential to become a garden office or additional reception room.

### **Garden**

To the front of the property there is a fully enclosed westerly facing garden. The space is made up a section of lawn complete with a fruiting fig tree and other mature plants, a patio seating area and a block paved section which forms the pathway to the entry gate as well as a partly covered 'Bar' section, making for a very versatile garden.





Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

677.8 ft<sup>2</sup>

62.97 m<sup>2</sup>

**Reduced headroom**

18.94 ft<sup>2</sup>

1.76 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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