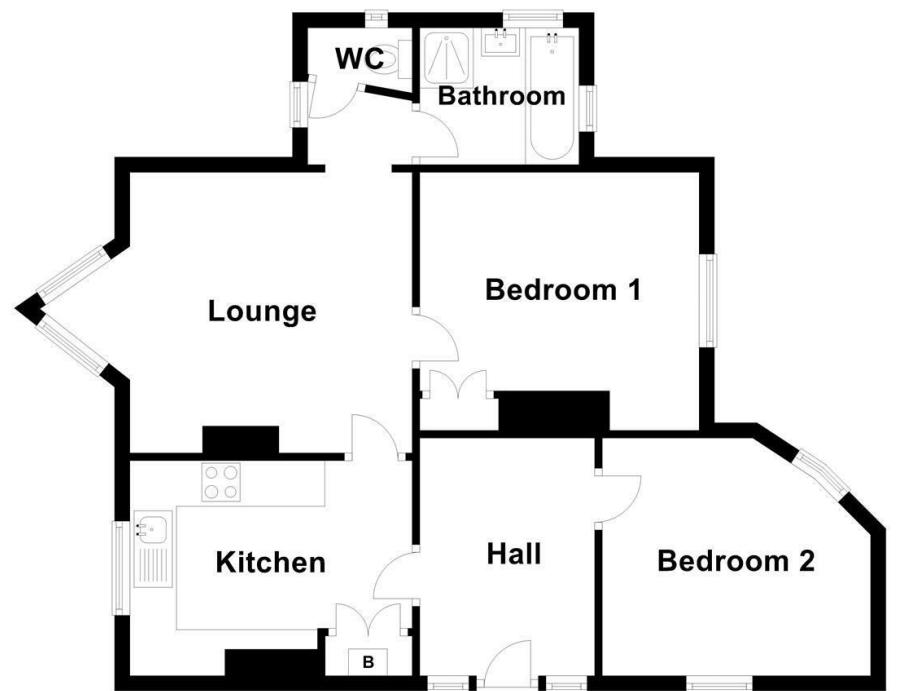


## LOCAL AMENITIES

Within the village of Gayton there is the Parish Church the Eykyn Arms Public House, the Village Church of England Primary School with secondary education at near by Campion School at Bugbrooke. The Grand Union Canal runs close to the village between Gayton and Blisworth and the property is conveniently placed for access to the A43 Towcester Road dual carriage way connecting to Towcester, Brackley and the M40 and is located approximately 3 miles from the M1 junction 15A at Rothersthorpe. Main line rail services are available to London Euston and Birmingham New Street from Northampton Railway Station approximately 6 miles distant.

## SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal Logic Combination gas fired Boiler also providing domestic hot water.



For illustration purposes only - not to scale

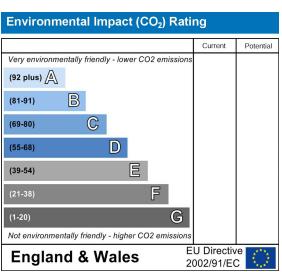
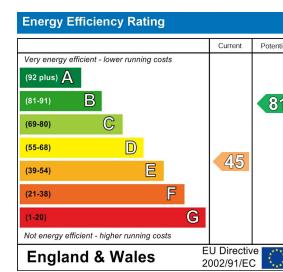
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# The Lodge, 24 Baker Street, Gayton, Northampton, NN7 3EZ



**Asking Price £269,000 Freehold**

The Lodge is a very attractive detached Victorian period stone cottage and formally the Lodge to Gayton House providing two-bedroomed accommodation on the ground floor only together with lounge, kitchen/breakfast room, bathroom and separate WC. The property retains a wealth of original character features including stone Mullioned leaded light windows and is constructed of Mellow Limestone beneath a pitched clay tiled roof together with a private walled courtyard garden standing on the south side with pedestrian access to the road where there is an off road parking bay. The property is offered with vacant possession and no upward chain.



# The Lodge, 24 Baker Street, Gayton, Northampton, NN7 3EZ

## RECEPTION HALL

10'2 x 7'4

Approached from the courtyard garden through a uPVC double glazed door standing within a uPVC double glazed screen, the spacious hall gives access to;



## KITCHEN

10'10 x 8

Fitted with floor and wall cabinets with laminated working surfaces incorporating a Stainless Steel sink unit with mixer tap over. Beko electric cooker with oven, grill and ceramic hob and a Beko Automatic washing machine as well as a freestanding fridge freezer and Kenwood microwave. The kitchen floor is luxury vinyl tiled and there is an airing cupboard housing the gas fired combination Boiler. A leaded light stone mullioned window stands on the front elevation.



## LOUNGE

12'2 x 11'3

Very attractive and unusual stone mullioned leaded light

Oriel bay window to the front elevation the focal point of this room is the open hearth Victorian cast iron fireplace which has a dental corniest mantle and an electric coal effect fire. There is an alcove recess and a door leading to the inner lobby as well as a door to;



## BEDROOM ONE

12 x 11'2

A spacious double room with a sealed Fireplace and a fitted wardrobe with shelving and hanging space as well as an alcove recess. There is a leaded light window to the rear elevation.



## LOBBY

Window to front elevation and doors leading to;

## WC

A white suite of low level Close Coupled WC and a panelled glazed window to the side elevation.

## BATHROOM

7 x 5'9

A white suite comprising panelled bath, vanity wash hand basin and a ceramic tiled shower cubical with a Triton T80 electric shower and folding door. There are twin leaded light mullioned windows to the rear elevation and a shepherd socket/light and an extractor fan.



## BEDROOM TWO

11'6 x 9'6

Maximum with a sliding sash window to the courtyard garden and a leaded light window to the rear elevation.



## OUTSIDE

The property stands adjacent to Baker Street and there is a private off-road parking space as a pull off in front of a pedestrian gate standing within an established stone wall surmounted by a stone Bell Crown housing an old bell.



## COURTYARD GARDEN

The pedestrian gate leads to the walled courtyard garden which is laid to paved terracing and where there is an established Bay tree and external tap and a small store. The courtyard garden provides a useful outside dining space and a very high degree of privacy.



## HOW TO GET THERE

From Northampton proceeding a South Westly direction along the A43 Towcester Road leaving the town and passing over the M1 towards the village of Milton Malsor. Follow the road as it skirts to the West side of the village and turn right at the signpost to Gayton. Continue to the next T junction and turn left along Milton Road passing over the Grand Union Canal and then fork right up the hill passing over the Railway line. On entering the village follow Milton Road to the junction with Blisworth Road and Baker Street and continue straight on into Baker Street. Follow this road to the left and the property stands on the left hand side opposite the turning to Deans Row.

For further information on viewing call 01604 230222