

GREENER **Country** HOUSES & COTTAGES

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Spring Cottage, 27 Wellingborough Road, Mears Ashby, Northampton, NN6 0DZ

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A beautifully presented three-bedroom detached Victorian cottage, ideally located in the picturesque village of Mears Ashby. Full of period character and warmth, this delightful home has been tastefully updated over time to retain its cosy cottage charm while offering comfortable modern living. The ground floor features an inviting entrance hall, a spacious open-plan lounge and dining area with log burner, and a well-appointed kitchen/breakfast room. Upstairs, you'll find three bedrooms, including a master with en-suite, along with a family bathroom. Outside, the property benefits from low-maintenance rear and side courtyard gardens, thoughtfully laid with artificial grass, and convenient side access leading to the front. Off-road parking is available for two vehicles with access to an electric car charger.

Price **£397,500 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

8'06 x 7'05

Enter via a part glazed composite front door there is a spiral staircase rising to the first floor with storage beneath and a door leading through to the lounge/diner.

LOUNGE/DINING ROOM

18'09 x 14'09

LOUNGE AREA

Benefiting from refitted sash effect double glazed windows to the front elevation with a radiator below there are bespoke window shutters. This room also benefits from a wonderful cast iron fireplace with tiled hearth and integrated multi fuel burner. The room is open to:-



DINING AREA

With a UPVC window to the side elevation and refitted column radiator this room presents a fabulous entertaining space suitable for an eight person dining suite. There is a door leading through to:-



KITCHEN

19'03 x 11'01

Refitted sash effect double glazed windows to the front elevation with bespoke window shutters and a further window and door to the side elevation giving access to and overlooking the side patio. This room benefits from a range of refitted floor and floor to ceiling mounted cabinets with oak worktops and upstands, there is space for a dishwasher, washing machine, tumble dryer and electric range cooker fitted beneath a brick surround with integrated extractor and tiled splashbacks. This room is wonderfully decorated with a flagstone floor and provides a suitable space for a freestanding fridge/freezer.



FIRST FLOOR

LANDING

14'03 x 3'04

With a window to the front elevation there are doors leading through to:-

BEDROOM ONE

14'02 x 11'06

With sash effect double glazed windows to the front elevation there is space for a king size bed with carpet fitted, various space for storage and a feature cast iron fireplace and a door leading through to:-



ENSUITE SHOWER ROOM

8'09 x 4'0

A refitted suite comprising double shower cubicle with tiled walls, WC, wash hand basin and a window to the rear elevation.



BEDROOM TWO

11'03 x 8'0

A window to the side elevation there is space for a double bed and carpet it fitted.



BEDROOM THREE

11'0 x 6'09

With a sash effect double glazed window to the front elevation there is carpet fitted and space for a double bed.



FAMILY BATHROOM

6'02 x 4'08

Suite comprising of bath with shower over, tiled walls, WC, wash hand basin with vanity below and a window to the rear elevation.

OUTSIDE

REAR AND SIDE COURTYARD GARDEN

Split between artificial grass with suitable space for a outside seating area there is access to an outdoor shed and a paved patio area suitable for dining. There is a pedestrian gate leading to the side access.

FRONT

Off road parking for two vehicles with an electric car charger.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

North Northamptonshire Council - Band E

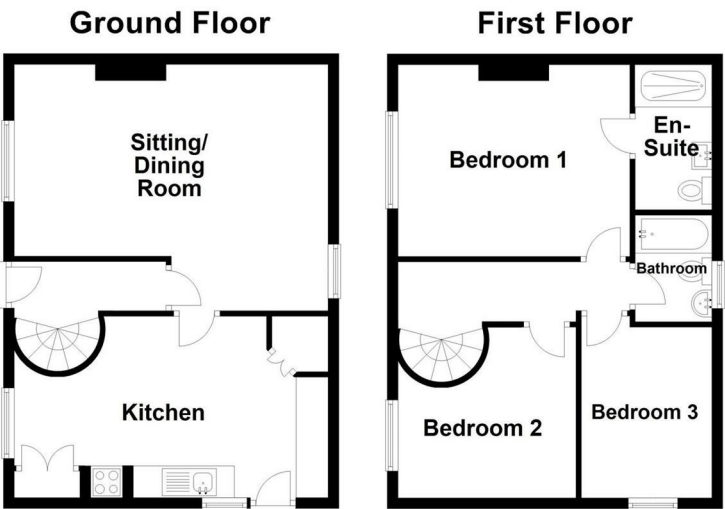
LOCAL AMENITIES

Within the village there is a Church of England Church and Recreation Ground. There is a footpath leading from the village of Mears Ashby to Sywell Country Park which stands to the south west of the village and where the footpath follows a route around Sywell Reservoir. The village of Mears Ashby provides a Church of England Primary School with secondary education in the nearby town of Wellingborough.

HOW TO GET THERE

From Northampton proceed in an easterly direction along the A45 Nene Valley Way dual carriage way signposted towards Wellingborough. Take the left hand exit signposted to Earls Barton and proceed through the village to the traffic light junction with the A4500. Continue straight over into Mears Ashby Road passing Sywell Country Park on the left hand side. On entering the village of Mears Ashby take the first turning on the right hand side into Wilby Road and follow the road down hill passing Mears Ashby Hall on the right hand side. Take the turning on your left into Wellingborough Road and continue along this road where the property can be found on the left hand side.

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Not to scale. For illustrative purposes only