



LOCAL AMENITIES

Within the village there is a Parish Church of St. Mary Magdalen, two Public Houses and Ecton Primary School. Secondary education is available in the nearby town of Wellingborough. The village is situated approximately midway between Northampton and Wellingborough and there is access from the south side of the village onto the A45 dual carriageway between the two towns, the same road also giving access to the M1 junction 15 approximately 8 miles distant. The property is also approximately 7 miles from Wellingborough train station which has direct links to London St Pancras with a journey time of approximately 50 minutes.

HOW TO GET THERE

From Northampton town centre take the old Wellingborough Road A4500 passing the Weston Favell Shopping Centre and leaving the town. At the roundabout proceed straight over signposted to Wellingborough and

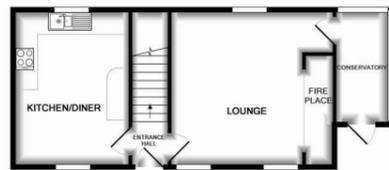
take the first turning on the right into the village of Ecton. Proceed along the High Street towards the end and look out for a little quiet lane on the right hand side with a Richard Greener for sale board outside and the property can be found up this lane of the left hand side.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Christmas Cottage 70 High Street, Ecton, Northampton, NN6 0QB



Asking Price £399,950 Freehold

A very attractive and well presented Grade II Listed detached cottage situated on a quiet lane just off the High Street in the popular Northants village of Ecton. The present vendor has carried out a number of improvements to include replacement of all of the windows, refitting the bathroom, landscaping of the rear garden and a redecoration programme over the years. The accommodation comprises entrance hall, lounge with inglenook fireplace and original beams, sunroom with underfloor heating and kitchen/diner. To the first floor there are two bedrooms and a family bathroom. Outside there is a front garden and lawned side garden with a gravelled driveway giving off road parking.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a hardwood panelled front door with leaded window, wood flooring, original beams, double radiator, stairs to the first floor and doors leading to:-

LOUNGE

15'2 x 14'2

A bright dual aspect room with wooden double glazed windows with window seats to the front and rear, original beams, feature inglenook fireplace with exposed beam above and York stone hearth below, wall lights, storage area and door to:-



SUNROOM

9'4 x 4'9

A stone base sunroom with wooden double glazed windows and door to the rear garden. This room also has underfloor heating.



KITCHEN/DINER

14'2 x 10'5

Fitted with a range of base and eye level units, wooden worktops, stainless steel sink and drainer, oven, hob and extractor fitted in the original range recess with exposed inglenook beam above, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled splashbacks, under stairs storage cupboard, tiled flooring, gas wall mounted combination boiler, original beams, two wooden double glazed windows to the front and rear and window seat.



FIRST FLOOR

LANDING

Loft access hatch with pull down ladder, gallery over the stairs and doors leading to:-

BEDROOM ONE

14'4 x 13'0

Two built in bespoke wardrobes with storage above, two radiators and two wooden double glazed windows to the front and rear.



BEDROOM TWO

8'8 x 8'5

Built in wardrobe, radiator and wooden double glazed window to the rear.



BATHROOM

14'11 x 6'4

Re-fitted suite comprising tiled panelled bath with Triton shower, glass screen, WC, wash hand basin in vanity unit with storage below, storage cupboard, radiator, chrome towel radiator, half tiled and wooden double glazed window with obscure glass to the front.



OUTSIDE

FRONT GARDEN

Enclosed by wood panel fencing and gate and pathway to the front door. The remainder of the front garden is laid to a stone patio with soakaway and a shed to the side and bin store. Secure gated access to the rear garden.

SIDE GARDEN

A patio area with the remainder of the garden mainly laid to lawn and enclosed by wood panel fencing, flower and shrub borders and leading to the gravelled driveway set behind wrought iron gates giving off road parking. The side garden enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

North Northamptonshire Council - Band D

For further information on viewing call 01604 230222