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RICHARD GREENER
ESTATE AGENTS

The Old Malthouse, 72 Green Street, Milton Malsor, Northampton, NN7 3AT

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Delightful stone cottage dating back to 1862 situated in the highly desirable village of Milton Malsor. The original building has been extended and the accommodation improved whilst still retaining its original charm and character with the benefit of underfloor heating. Entrance via a storm porch which leads into the lobby, door to a reception room with clearly defined areas giving sitting room benefiting from a fireplace with log burner and a dining room. The open plan dining kitchen has recently been completed, there is also a utility room on the ground floor. On the first floor there is the landing overlooking the rear and courtyard area, two bedrooms and a modern contemporary shower room. The master bedroom has fitted wardrobes and both bedrooms have window seats overlooking the front elevation. To the rear is a courtyard area with decking, raised shrub border, outside tap. From the courtyard and across a historic access route are two storage barns. The first smaller storage shed is used for storing logs. The second larger storage shed is used to house further white goods and bikes etc. Both the storage rooms offer power and lighting. Further along there is an enclosed lawned garden. To the front of the garden is a DOUBLE DETACHED GARAGE with up and over door, windows, power and lighting with hard standing for one or two vehicles.

Price £355,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Via a storm porch Enter the cottage by a part glazed door with a further door leading to:-

LOUNGE/DINING ROOM
7.21 x 4.27
Having a leaded double glazed window overlooking the front and a feature fireplace with log burner. Carpeted. There are two wall light points and a radiator. Open access to:-

Dining Area
With a leaded double glazed window overlooking the front with a deep window ledge and a radiator. Carpeted. Door to:-

Staircase to first floor

RE-FITTED BREAKFAST ROOM/KITCHEN
18'2" x 10'9"
The kitchen is fitted with a comprehensive range of units with worksurfaces incorporating a one and a half bowl sink and drainer with a mixer tap. Integrated appliances include a dishwasher, a fridge/freezer, eye level double oven and microwave. The central island has a induction hob, wine fridge, provides additional storage and incorporates a breakfast bar. Exposed brick feature wall with a bespoke copper radiator, ceiling skylight window, uPVC double glazed leaded window to rear, uPVC double glazed stable door to rear.

UTILITY
8' x 4'
Fitted with a base cabinet, space and plumbing for washing machine and space for tumble driver. Storage cupboard off and door to

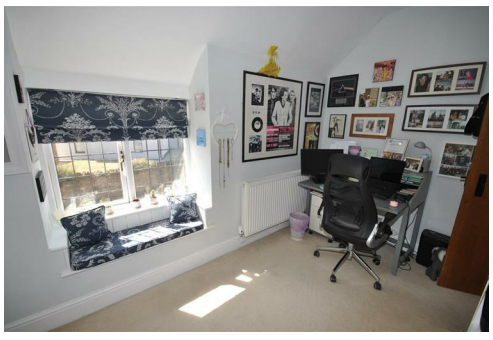
W/C
Low flush w/c, wash hand basin with tiled splashback. uPVC double glazed leaded window to rear, wall mounted gas centrally heated boiler.

FIRST FLOOR

STAIRCASE AND LANDING
Carpeted landing with doors to bedrooms one and two plus bathroom. Double glazed leaded window to rear aspect with window seat.

BEDROOM ONE
11'8" x 10'2"
Fitted with a range of timber fronted wardrobes providing extensive hanging and storage space, there is a leaded double glazed window with window seat overlooking the front, a semi vaulted ceiling and a radiator.

BEDROOM TWO
13'8" x 7'4"
Having a window seat under a leaded double glazed window to the front, a radiator cabinet housing a single radiator and a semi vaulted ceiling.



REFITTED BATHROOM
Recently re- fitted with a three piece suite comprising a low flush w/c, pedestal wash hand basin and panelled bath with glazed door and shower unit over. Chrome towel rail, half tiled walls and uPVC double glazed leaded window to rear

OUTSIDE

REAR YARD
Immediately to the rear of the property is a block paved yard with a timber pergola in the corner with space for outside dining, there is a flower bed well stocked with a variety of shrubs and plants

There are two storage sheds in the stone built outhouses.

DETACHED DOUBLE GARAGE
Accessed from a track road on High Street the property benefits from a detached double garage with parking in front and having light and power connected.

Behind the garage is a private garden that is mostly laid to lawn and has a patio area and well stocked plant , tree and flower boarders

SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
Within the village of Milton Malsor there is a Church of England parish church, The Greyhound public house, a village hall, recreation ground, and Milton Parochial Primary School. Secondary education is available at nearby Campion School in Bugbrooke.

HOW TO GET THERE
From Northampton town centre, proceed in a south-westerly direction along the A5123 Towcester Road to the roundabout junction with Mereway and Danes Camp Way. Take the third exit onto the Old Towcester Road and proceed out of the town, passing over the M1 and into open countryside. On approaching Milton Malsor, take the first turning on the left into Lower Road and follow the road as it bears right, taking the exit on the left onto Green Street.

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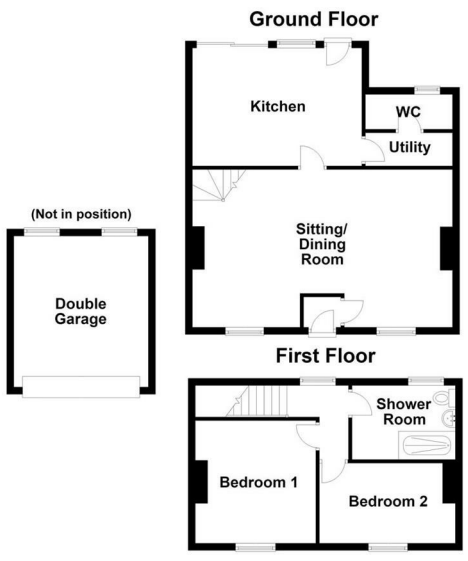

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