



## Orchard Lane, Woodnewton

**Price: Freehold £450,000 offers over**

- Large plot
- Potential to extend
- Four bedroom
- Three reception rooms
- Call today to book on our OPEN HOUSE
- Double garage

EPC Rating: Awaited



Woodnewton is a lovely village four miles from the historic town of Oundle. Please call to book on our open house as demand will be high for this property.

A rare opportunity to acquire this detached house with four bedrooms on a superb plot. This property could STS be extended, and is a blank canvas to make into your own family home. The property features large windows throughout making the house very light and airy. The large lounge is the full depth of the house and three of the bedrooms are good sized that could be doubles. The plot size is fantastic with a south facing back garden, front garden and drive way, parking for several cars, as well as the double garage. Vacant no chain.

Utility room 5'03 x 13'11

Kitchen 9'04 x 13'10 plus pantry

Dining room 12'09 x 10'05

Lounge 18 x 12'03 max

Garden room 7'10 x 17'07

Cloakroom with low-level WC and small sink.

Stairs to the first floor landing with airing cupboard

Bedroom 1 12'09 x 10'04 windows to rear

Bedroom 2 11'09 x 9'11 window to rear

Bedroom 3 9'04 x 9'02 window to rear

Bedroom 4 10'01 max x 8 max with single robe window to front

Bathroom

White bath and low-level WC, vanity sink with storage. Opaque windows to front and side bathroom is fully tiled with loft hatch.

Outside rear

Outside the rear garden is south facing enclosed by wooden fencing. Mainly laid to lawn with a wraparound patio area.

Front garden

To the front of the property has a double garage with electric up and over door. Driveway for parking for several cars and two small lawned areas.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202060 - 0002

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**FREE MARKET APPRAISAL**

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