

Hurfords

CROMWELL COTTAGE, NORTHBOROUGH



- PERIOD FEATURES
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- POTENTIAL FOR STUDIO ABOVE GARAGE (STPP)
- LARGE SOUTH FACING GARDEN
- ARTHUR MELLOWS COLLEGE CATCHMENT AREA
- CCTV INSTALLED WITH RECORDING SYSTEM

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The Property

Cromwell cottage is a delightful grade 2 listed period detached property set on a large plot in a great location on Church Street in Northborough. The property is entered through a hard wood door featuring stone surround into a spacious entrance hall with exposed stone, stairs to first floor and doors leading off to the sitting room and dining room. The sitting room is an extremely large room that is easily set into two separate areas with exposed beams to ceiling and exposed stone work inglenook fireplace with clear view wood burning stove and stone hearth.

French doors giving access to the garden and windows to both the front and rear.

The dining room sits at the front of the property with windows overlooking the front and side. With limestone tiled flooring, a large pantry cupboard, exposed beams to ceiling and open plan through to the kitchen. The kitchen is fitted with a range of bespoke base units, base and all units in oak with a contrasting island creating a mixture of granite and oak worktops. The kitchen also offers a range cooker and fitted appliances. There is also exposed stonework, limestone flooring and bi-fold doors giving access to the patio and garden. To the rear of the kitchen there is a rear lobby with doors to both sides giving access to the driveway and garden, a door to the downstairs shower room and well-appointed utility room. On the first floor, an L shaped landing with windows overlooking the rear garden gives access to 4 double bedrooms with the master bedroom having access to an en-suite shower room. There is also a good sized family bathroom.

Outside

Outside the property is approached via a hard standing driveway between the property and the large front lawn. The driveway sweeps round to the front of the property into a further parking area with a detached double garage which has had planning permission to convert/build a first floor studio/annex.

The rear garden is set in 2 large areas with an enclosed walled garden with large patio area, shrubs and borders, lawn and the gates leading to the driveway and gardens beyond. This is a large garden mainly laid to lawn to the rear of the driveway with a variety of mature trees. At present the garden also offers a chicken house and a great storage area next to the garage.

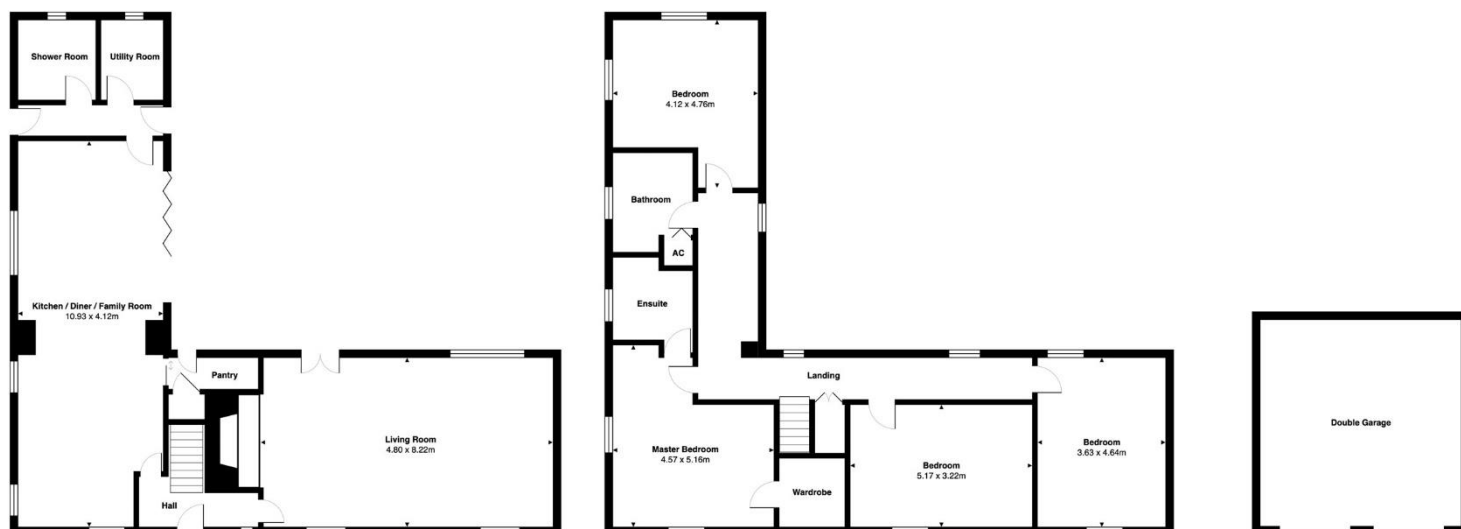
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Location

Northborough is a small village situated north-west of Peterborough and is served well with local amenities including a convenience store, Post Office, primary school and a public house. Northborough is neighboured by the villages of Glinton, Peakirk, Maxey and Deeping Gate. The town of Market Deeping under three miles away and provides a comprehensive range of services and facilities. Castle Drive is well placed for easy access to the A15.





Rooms/Measurements

Ground floor

Hall

Living Room 4.80 x 8.22m

Kitchen/Diner/Family Room 10.93 x 4.12

Shower room

Utility room

Pantry

First Floor

L-Shape landing

Master Bedroom 4.57x5.16m

En-Suite

Wardrobe

Bedroom 4.12 x 4.76m

Bathroom

Bedroom 5.17 x 3.22m

Bedroom 3.63 x 4.64m

Outside

Garage

EPC BAND: EXEMPT

TENURE: FREEHOLD



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