



22 HARBOROUGH ROAD NORTHAMPTON, NN6 9JA

£249,995
FREEHOLD

Stonhills are pleased to offer this beautifully refurbished two bedroom cottage located in the sought after village of Maidwell. The property has been completely redecorated throughout and features a newly fitted kitchen, open fireplace, driveway parking for two vehicles and a private courtyard garden. Offered chain free and finished to a high standard, the home combines modern living with charming character features including exposed beams and latch doors. The village offers attractive countryside surroundings and provides good access to Northampton, Market Harborough and the A14 road network.

 **stonhills**
LAND & ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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