



School Lane, Warmington
£375,000



A beautifully presented and maintained three-bedroom cottage in the heart of Warmington. This lovely home has many surprises including a modern open plan kitchen dining room fitted with full integrated appliances and French doors opening onto a larger than average garden. The garden has a brick outbuilding as well as an extremely versatile 7m x 4m lodge, currently used as a combined snug, gym and office. Downstairs there is a bathroom with shower over, as well as an inner reception that is large enough for a dining table, office or similar. On the first floor are two double bedrooms, a single bedroom and a shower room.

Full of character yet blended with modern elements, this property offers the best of both worlds, with deceptively spacious accommodation and garden to match.

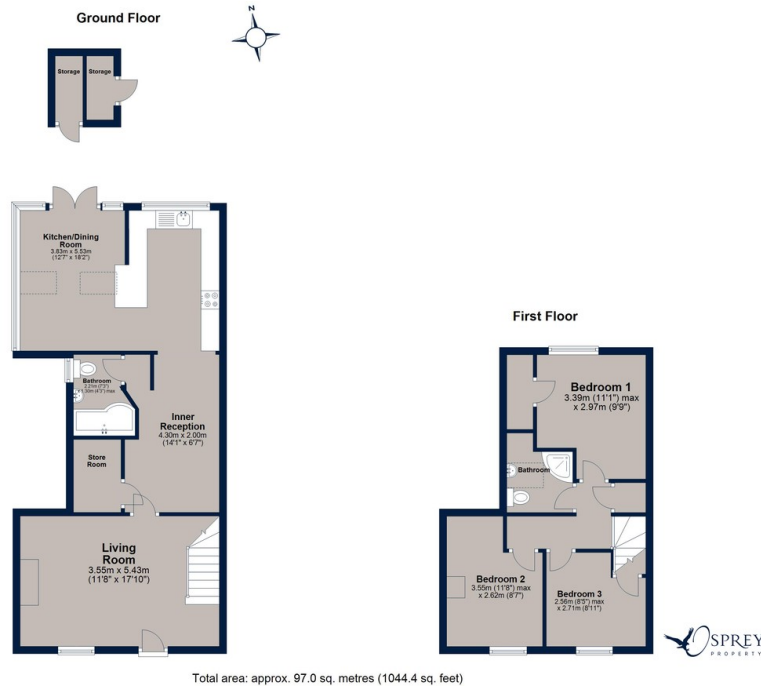
Warmington is situated just 3 miles from the market town of Oundle. The village has a friendly community with a primary school, shop and post office and a highly rated public house. A short walk from your doorstep will take you to either the countryside, or along the River Nene. Perfectly positioned for access to Peterborough, the A1, A14 and Stamford.

Tenure: Freehold
Electric Heating
Council Tax: Band D
No Forward Chain





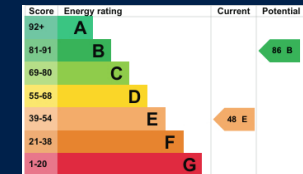
School Lane, Warmington



A surprisingly spacious three-bedroom cottage with modern open plan kitchen dining room, two bathrooms, a large garden and a sizeable garden room.

Presented in lovely condition.

Offered with no forward chain



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



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