



Short Close, Warmington
Offers Over £435,000



An immaculately presented three-bedroom detached home with an appealing frontage situated in the popular village of Warmington. The property provides a dual aspect living room with a wood burner as the focal point, a good-sized conservatory overlooking the well-kept garden, a dual aspect kitchen diner fitted with contemporary cupboards, wooden worktops, a double ceramic sink, and a range of integrated appliances. A beautiful bay window in the dining area creates a bright and inviting space. Additionally, on the ground floor, there is a combined utility and cloakroom for extra practicality.

Upstairs, the property offers three bedrooms all with built-in wardrobes, a modern en-suite shower room and a family bathroom. Externally there is a larger than expected south-west facing garden, a patio area and a garage with a private driveway for one car. Thoughtful design choices such as an oak and glass staircase and half glazed internal doors ensure plenty of natural light throughout the property. Presented in pristine condition, an internal viewing is recommended.

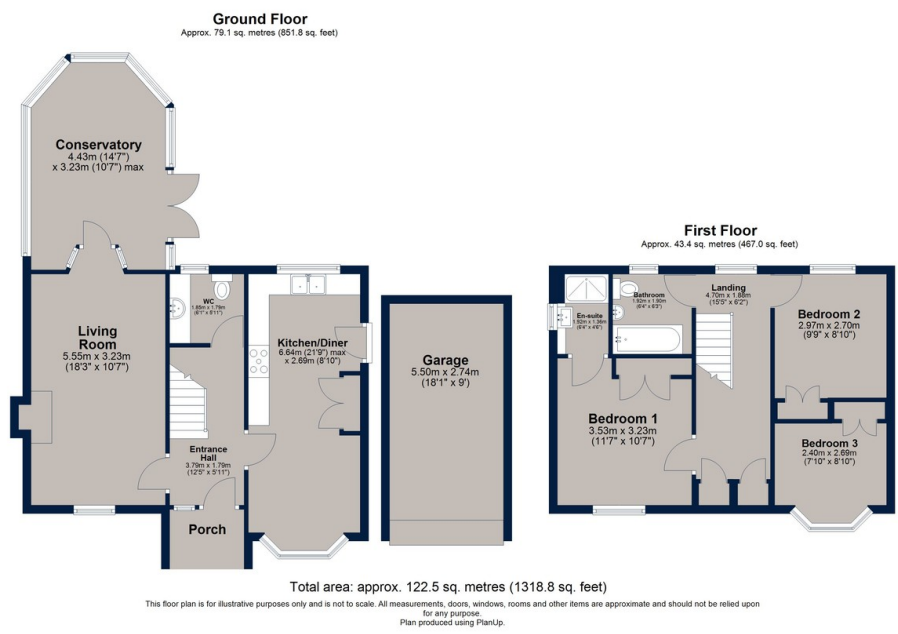
Located in the desirable village of Warmington, conveniently situated just a few miles from Oundle Market Town, with easy access to the A1 and the A14, and nearby rail services at Peterborough and Stamford, with routes to London in under an hour. The village itself has a primary school, shop, post office and a popular public house. With countryside and riverside walks on your doorstep, Warmington allows for peaceful living whilst remaining close to local amenities.

Tenure: Freehold
Council Tax: Band E
LPG Central Heating
EPC: Rating C

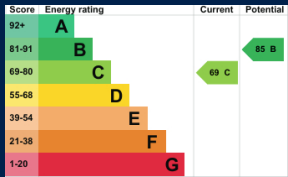




Short Close, Warmington



An immaculately presented three-bedroom detached property benefitting from a driveway, garage and a conservatory. This beautiful home has a good size, south-west facing garden, an en-suite shower room in the principal bedroom and a combined utility and cloakroom. Located in the popular village of Warmington.



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