



St. Marys Lane, Warmington

£365,000





A beautiful three-bedroom home that is immaculately presented throughout with neutral decoration and flooring. In 'move-in' condition and with low maintenance gardens, this property also benefits from a downstairs cloakroom, en-suite shower room to the main bedroom, a Juliet balcony to the second bedroom, a garage and a driveway.

This light and spacious property has been lovingly looked after by the current owners and is situated in a quiet cul-de-sac, in the popular village of Warmington, with a lovely view of St Mary's Church across a central green.

The village of Warmington has a fantastic community spirit, a Primary School, shop, popular public house and countryside and riverside walks on the doorstep. Situated just 3 miles from the historic market town of Oundle with individual shops, restaurants, The Stahl Theatre, Yarrow Gallery, Waitrose and sports and fitness centres. Centrally located for connection to the A1 and A14 and a choice of train stations in every direction with access to London St Pancras within an hour.

Tenure: Freehold

All Mains Services Are Connected

Council Tax: Band D

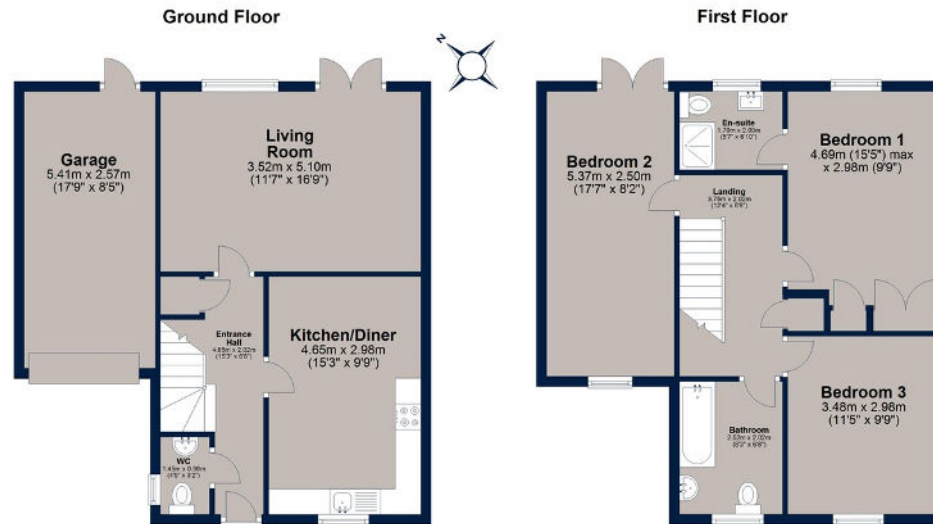
Management Fees Payable: £500 pa for 2024







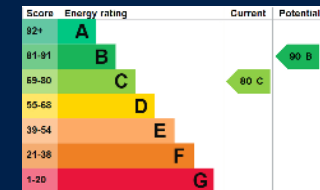
# St. Marys Lane, Warmington



Total area: approx. 113.7 sq. metres (1224.4 sq. feet)  
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
 Plan produced using PlanUp.



A superbly presented three-bedroom home with a downstairs cloakroom, en-suite shower room, garage, and driveway as well as an immaculate garden.



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