



£260,000 | Freehold

Rock Road, Oundle, Northamptonshire, PE8 4LL





Key Features & Description

- Loft Conversion
- Secluded Garden
- Open-Plan Living
- Character Features
- Move-In Condition
- Three-Bedroom Extended Home
- EPC Rating C | Council Tax Band B

An extended three-bedroom home with period details, a private garden, a converted loft and an open-plan kitchen/dining room.

Entered directly into the cosy living room, which has a sash window to the front, leading through to the heart of the home, the open-plan kitchen/dining room. The kitchen features a central island providing seating and additional storage, spotlights and a window overlooking the garden. French oak flooring runs throughout the ground floor. Additionally, there is a convenient underfloor storage area.

The dining area has space for an eight-seater table, making it ideal for entertaining.

On the first floor, high ceilings are a particular feature, with two double bedrooms and one single bedroom. The main bedroom has a large window overlooking the garden and views beyond. The modern shower room features a spacious walk-in shower and heated towel rail, with a separate WC completing the floor.

The third floor offers a converted loft space, currently used as a home office, but equally suited to a music room, snug or hobby space.

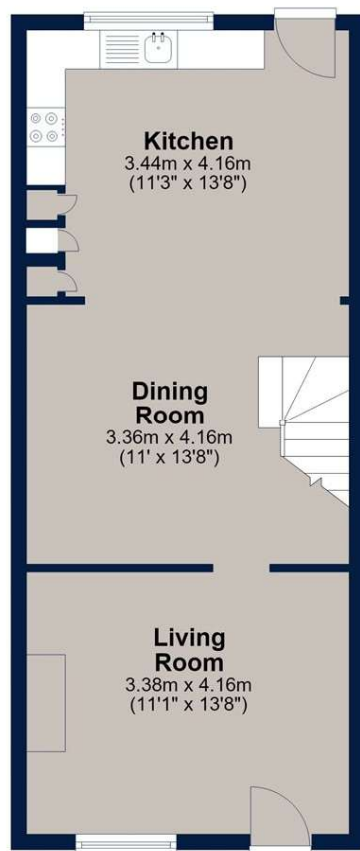
Outside, the private garden features a raised decking area with a wooden veranda, ideal for outdoor dining, along with a second decking area at the bottom of the garden and established flower beds.





Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



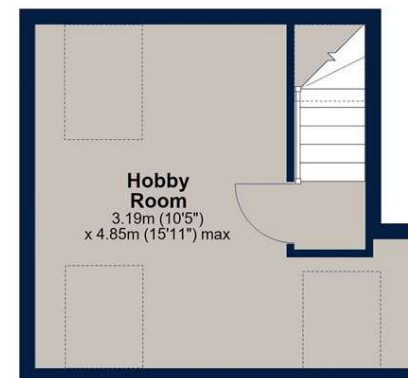
First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Second Floor

Approx. 19.7 sq. metres (211.8 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 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. www.m-photo.pro
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