



Offers in excess of £280,000 | Freehold

Benefield Road, Oundle, Northamptonshire, PE8, PE8 4EU





## Key Features & Description

- Two Double Bedrooms
- Large Garden
- Immaculately Presented
- Utility Room
- Downstairs Cloakroom
- Walking Distance to Oundle Town Centre
- Modern and Neutral
- EPC Rating E | Council Tax Band B

**\*TWO DOUBLE BEDROOMS\* \*IMMACULATLY PRESENTED\* \*100FT GARDEN\*  
\*UTILITY ROOM\* \*DOWNSTAIRS CLOAKROOM\* \*SUN ROOM\***

A beautifully presented two-bedroom semi-detached home, located in the market town of Oundle.

The property comprises an entrance hallway leading through to a spacious living room, which is decorated in neutral tones, with an open fireplace as the focal point and a large window to the front.

The kitchen benefits from wooden worktops, ample preparation space, a five-ring gas hob, integrated appliances, a range of wall and base units, and a tiled splashback. The kitchen opens into a bright sunroom, currently used as a dining area, with French doors leading out to the garden. The ground floor also benefits from a utility room and a cloakroom.

Upstairs, the main bedroom is bright and spacious, featuring two front-facing windows and built-in storage. The second bedroom is a well-proportioned double room. A family bathroom completes the accommodation.

Outside, the impressive rear garden is approximately 100 ft in length and includes a patio area, ideal for outdoor dining and entertaining. The west-facing garden is secluded and backs onto Woodland area.

Oundle is a historic and picturesque market town renowned for its excellent schooling, range of restaurants, cafes, shops and leisure facilities. Conveniently located within close proximity Peterborough, Kettering and Corby, all offering direct train links into central London in under an hour.





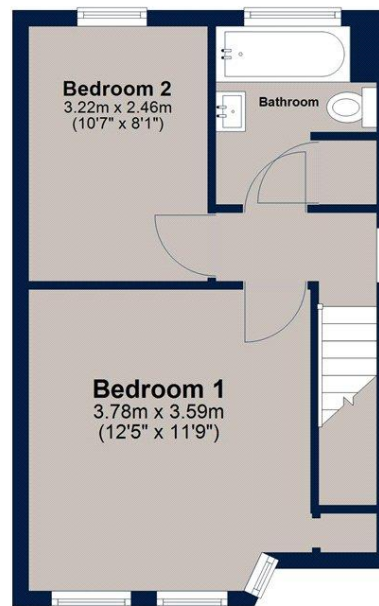
## Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



## First Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



Total area: approx. 71.6 sq. metres (771.1 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](http://www.m-photo.pro)  
Plan produced using PlanUp.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



**Osprey Oundle Sales**  
6 Crown Court, Market Place, Oundle PE8 4BQ  
**T: 01832 272225 |**  
**[osprey-property.co.uk](http://osprey-property.co.uk)**