

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



**Thimbles The Green, Badby  
Northamptonshire NN11 3AF**

**Guide price £335,000**

Stonhills are pleased to offer 'Thimbles' a well presented three bedroom EXTENDED property situated within the village of 'Badby'. Built in Northamptonshire stone and brick, this terraced cottage offers a wealth of charm and character and boasts many features to include an OPEN FIRE in the lounge, DROP LATCH DOORS, a fully tiled and re-fitted SHOWER ROOM and a utility room. The accommodation briefly comprises of an entrance hall, cloakroom, lounge which opens up into the dining area, kitchen, sun room (which is partitioned to provide a utility area), landing, three bedrooms and a shower room. Outside there are gardens and SINGLE GARAGE to the rear.



Access to the property is gained via a glazed timber door into the entrance hall -

#### ENTRANCE HALL

Tiled flooring, Drop latch doors to Cloakroom and lounge.

#### CLOAKROOM

Obscure double glazed window to front. Wall mounted wash hand basin. Tiled splash back. Low level WC. Wall mounted electric heater.

#### LOUNGE

13'8 x 10'8 (4.17m x 3.25m)

Double glazed window to front. Stairs rising to first floor landing. Drop latch door to kitchen. Open plan through to dining room area. Coving to ceiling. Feature inset open fire. Single panel radiator. Storage space under stairs.

#### DINING AREA

9' x 8'2 (2.74m x 2.49m)

Single panel radiator. Coving to ceiling. Walkway through to sun room. Feature open aspect/Breakfast bar looking into kitchen.

#### SUNROOM

16' x 8'8 (4.88m x 2.64m)

Double glazed patio door to rear, Ceramic tiled flooring. Single panel radiator. Two double glazed velux windows. Double glazed window to rear. Partitioned to one side to allow for a utility area.

#### KITCHEN

10'1 x 7'10 (3.07m x 2.39m)

Glazed windows and door to utility. Fitted in a range of wall and base mounted units with roll top work surfaces over. Single drainer sink. Space which may be suitable for a cooker.

#### UTILITY

Double glazed 'velux' window, Ceramic tiled flooring. Double panel radiator. Roll top work surface with space for white goods under.

#### LANDING

Drop latch doors to all bedrooms, Shower room and Airing cupboard. Access to roof space. Coving to ceiling.

#### BEDROOM ONE

10'1 x 10'6 (3.07m x 3.20m)

Double glazed window to front aspect. Two built in double wardrobes. Single panel radiator.

#### BEDROOM TWO

10'7 x 8'11 (3.23m x 2.72m)

Double glazed window to rear aspect. Single panel radiator.

#### BEDROOM THREE

8'11 x 7'6 (2.72m x 2.29m)

Double glazed window to rear aspect. Single panel radiator.

#### SHOWER ROOM

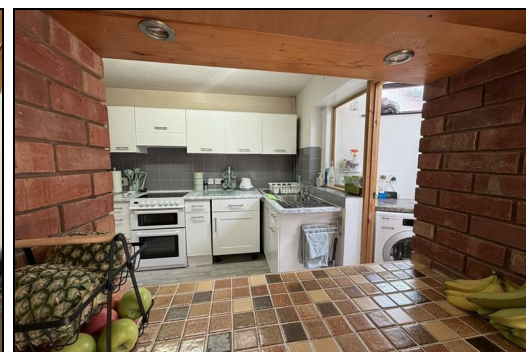
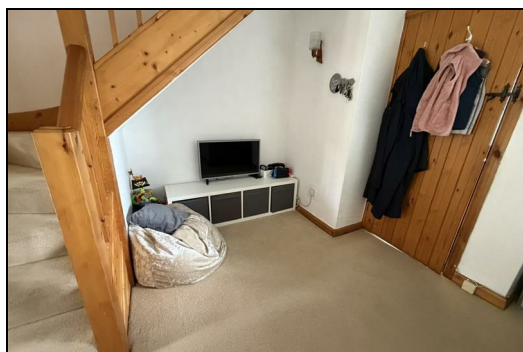
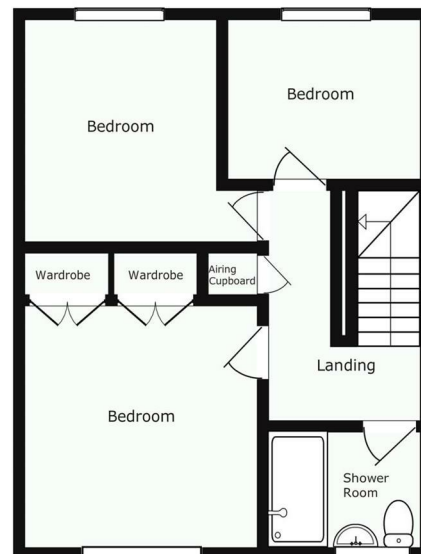
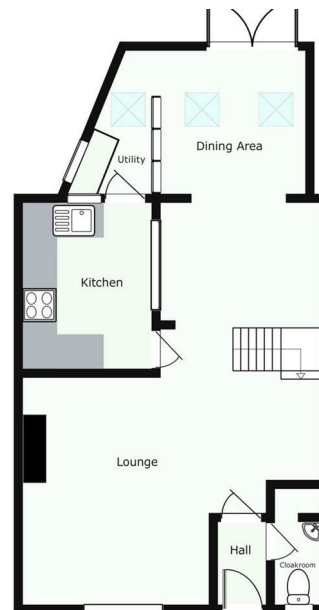
Obscure double glazed window to front aspect. Tiled flooring. Tiled double shower cubicle. Pedestal wash hand basin. Low level WC. Electric shaver point. Fully tiled to all sides.

#### OUTSIDE

The front garden -  
Mainly laid to lawn

The rear garden - Enclosed by timber panel fencing with gated access to the garage (which is situated in a block). Low maintenance mainly consisting of a patio area and well stocked with flower and shrub borders. The garden enjoys a sunny aspect.

Garage -  
Up and over door.



**Zoopla.co.uk**

NATIONAL ASSOCIATION  
OF  
**NAEA**  
ESTATE AGENTS

O-E-A  
**Ombudsman**  
www.oea.co.uk

**rightmove.co.uk**  
The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.