

Main Street  
Sudborough  
Kettering  
NN14 3BX

£1,400 Per Month

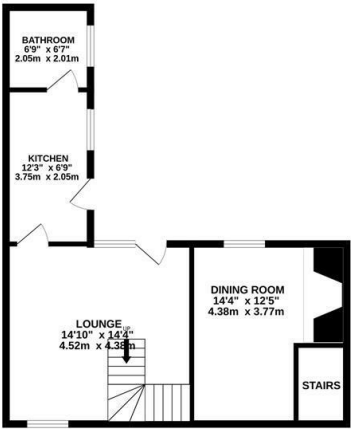


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
806 sq.ft. (74.8 sq.m.) approx.

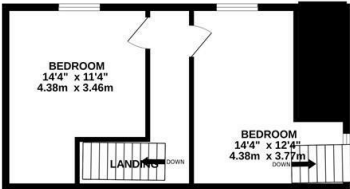


TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



## AT A GLANCE...



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custom text 3



custom text 6



## WHAT'S GREAT?

Nestled on the charming Main Street in Sudborough, this delightful semi-detached period cottage offered to the rental market.

The property has gone through a complete modernization to include new ceilings, new kitchen and bathroom plus new floor coverings.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, providing an inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise comfort and functionality, making it a wonderful place to call home.

With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat in a picturesque village setting.

The property features a well-appointed bathroom, ensuring convenience for all residents. The

two bedrooms are bright and airy, offering a tranquil atmosphere for restful nights.

One of the standout features of this property is the ample parking space available for up to five vehicles and a large garden with a double garage, a rare find in such a desirable location. This is particularly advantageous for families or those who enjoy hosting visitors.

Sudborough is a quaint village that boasts a strong sense of community, with local amenities and beautiful countryside nearby. The surrounding area offers a variety of outdoor activities, making it perfect for nature enthusiasts.

\*\*\* AVAILABLE NOW \*\*\*

Council Tax Band: E  
EPC Rating: E

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# SELLER'S SECRET

A delightful family residence that has been with us through three generations. It was a hard decision to sell the cottage but will be delighted to hand it over to new owners.



## Why we like it....

A rare find ,a period property with modern facilities, cottage very rarely come with this amount of outside space and to find one with a double garage is unusual.

# OSCAR JAMES

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To buy or not to buy....

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