

Rectory Lane
Orlingbury
NN14 1JH

£250,000

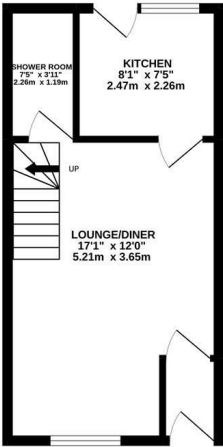
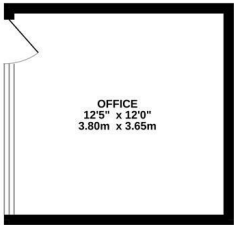


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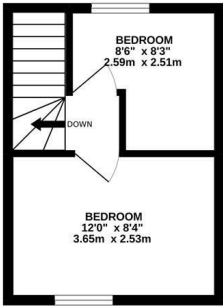
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FLOOR PLANS

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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.

Made with Metropix 10/2022



AT A GLANCE...



Living room with log burning stove



Fitted kitchen over looking the rear



Two bedrooms



Refitted shower room



Low maintenance enclosed cottage garden with access to a home office



On street parking



WHAT'S GREAT?

In the sought after Northamptonshire village of Orlingbury, Oscar James are proud to represent the owners of this delightful mid-terraced home on Rectory Lane, which is a true gem. Offered to the market with no chain, this property presents an excellent opportunity for those seeking a serene lifestyle in a picturesque setting.

Constructed from beautiful stone and in immaculate condition throughout, showcasing a blend of traditional character and modern comforts. The interior is thoughtfully designed, providing a warm and inviting atmosphere that is perfect for both relaxation and entertaining.

Accommodation comprises; entrance vestibule opening in to a cosy lounge which enjoys a window seat and a working log burner. The kitchen is quaint and offers base and eye level units maximising the space along with built in appliances and space for white goods and over looks the beautiful rear garden. Lastly, a refitted shower room completes downstairs.

To the first floor, expect to find two generously sized bedrooms, both boasting exposed

beams and the master has an enchanting window seat, enhancing the characterful charm.

One of the standout features of this property is the stunning cottage garden. Fully enclosed, it offers a private sanctuary where you can unwind and enjoy the tranquillity of your surroundings. Whether you wish to sip your morning coffee in the sun or host a small gathering with friends, this garden is an ideal space for all occasions. A huge bonus also includes a external home office. The office/reception is fully insulated, and complete with spotlights and power making this a versatile extra room to use and fit to purpose.

Planning permission has also been granted and is valid until late this year: NW/22/00636/FUL

With its idyllic location and charming features, this home is perfect for those looking to embrace village life while still being within easy reach of local amenities. Do not miss the chance to make this enchanting property your own!

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SELLER'S SECRET

This has been ideal for us, we have loved being in the heart of the countryside within walking distance to amenities.



Why we like it....

A rare opportunity to buy in this beautiful village. High interest is anticipated!

OSCAR JAMES

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To buy or not to buy....
