

A Waste of Time Addington Road  
Woodford  
Kettering  
NN14 4ES

£60,000



OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 289 sq.ft. (26.8 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 MergoX v2023



## AT A GLANCE...



Lounge



Kitchen



1 Bedroom



Bathroom



Outside space close by



Parking available at mooring



# WHAT'S GREAT?

Welcome to "A Waste Of Time," a charming one-bedroom narrow boat nestled in the serene Woodford countryside. This idyllic floating retreat offers a perfect blend of tranquility and simplicity, allowing you to escape the demands of everyday life and immerse yourself in the beauty of nature.

As you step on board, you'll be greeted by a cozy lounge area designed for relaxation and comfort.

Adjacent to the lounge area is a compact yet well-equipped kitchen area. Here, you'll find all the essentials for preparing delightful meals. The kitchen features modern appliances, including a stove, refrigerator, and sink, allowing you to indulge in your culinary aspirations while enjoying the peaceful ambiance of the boat.

Further down the corridor, you'll discover a tastefully designed bathroom. It boasts a stylish shower over a small bath, a sink and a toilet, ensuring your utmost convenience during your stay. The compact yet functional layout maximizes the use of space, allowing you to freshen up and rejuvenate in comfort.

The bedroom, located at the end of the boat, offers a serene retreat for a restful night's sleep. Wake to the gentle sounds of nature and savor the tranquility of your surroundings.

Outside, the narrow boat is moored in a stunning, peaceful location, surrounded by breathtaking countryside. Immerse yourself in the beauty of Woodford as you relax on the deck, taking in the panoramic views and feeling the gentle breeze on your skin. You may even spot ducks, swans, and other wildlife passing by as you enjoy your morning coffee or unwind with a glass of wine in the evening.

**\*\* AGENTS NOTE - WE UNDERSTAND THAT THE MOORING WILL BE TRANSFERRED OVER WITH THE SALE OF THE BOAT. MONTHLY MOORING FEES ARE £144.**

**THE BOAT WILL ALSO COME WITH A FRESH BOAST SAFETY CERTIFICATE AND IT WAS 'BLACKED' AROUND 2 YEARS AGO GIVING BUYERS PEACE OF MIND.**

...expect excellence



# SELLER'S SECRET

Boat life is a great life, I love the freedom of living on a boat, I have everything I need in one space and I can travel down the river at a moments notice. The boat is comfy and warm and really easy to maintain, I shall be sad to see it go.



## Why we like it....

We love this style of living the boat is so comfortable and has enough space, plus the greatest sense of adventure lies ahead of you - its a yes from us!!

To buy or not to buy....

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# OSCAR JAMES

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