



OLD MANOR GARDENS

WYMONDHAM



HOME SWEET HOME...

Welcome to Number Nine, Old Manor Gardens; an immaculate, five-bedroom, family home in the pretty village of Wymondham, on the edge of the Rutland and Leicestershire borders. This modern and pristine home has a

charming, 'barn-inspired' architectural design featuring a complementary blend of rich ironstone and red brick with striking exposed timbers to the front, all set within a small, private development.

As you follow the hebe lined path that leads to the inset porch area, admire the traditional street lamp and the commanding façade of your home. Overhead spotlighting provides a welcoming feel and is useful upon returning home after a night out.

Once through the front door, flanked full-height windows welcome you into the bright and spacious hallway, which benefits from smartly tiled flooring. The pale tones complement the use of wood, granting a warm, yet fresh, atmosphere.





The first reception room found to the front of the property is the dining room, which has plenty of room to add a formal dining table as well as sideboards, display case and a cosy chair.

Opposite, the sitting room fills with natural daylight thanks to a large, front-facing window and French doors to the rear of the room. Set the little ones down on the lovely soft carpet to play, while you gaze out through the French doors that open onto a delightful enclosed patio area, criss-crossed with paving, and the green strip of the lush lawn beyond. This is a great socialising space for the whole family to unwind and reflect following a busy day.



A SOCIABLE HUB...

Make your way back through the hallway and past the downstairs WC, to find the fantastic kitchen diner brimming with country charm. With an eight-ring gas hob and electric ovens, built-in fridge, freezer, dishwasher and a range of units, home cooks will be keen to get cracking. Large enough for a seating area to relax with a cup of tea as well as a family-sized dining table, this is a highly versatile space. Throw open the French doors and turn this into the perfect summer party hub.

Adjacent to the kitchen, a separate laundry room has space to house your tumble dryer and washing machine and will help to keep the main eating area peaceful and tidy. It also features a sink and worktop to make cleaning and organisation a breeze.



AND SO TO BED...

The stairs from the hallway whisk you up onto the galleried landing with a full-height ceiling, roof light, and large window overlooking the garden. This impressive space leads you into the master suite, which is another bright room with fantastic fitted wardrobes and a recently installed ensuite shower room. The shower room features a rainforest shower, glass cubicle, under-basin units, stylish basin and loo.

Two further doubles on the first floor offer brilliant accommodation for your family, with a neutral palette you can adapt to suit your personality. The bedroom to the front also has double wardrobes with a vanity nook and the rear bedroom has pleasant views over the garden and village. A tiled family bathroom serves these two bedrooms and includes a bath with shower over, basin and loo, so you can switch between a leisurely bubble bath lit with scented candles or the faster morning routine.



From the first-floor landing, a further staircase takes you to the second floor. Here you will locate two further large doubles. One is currently being used as a quiet study, featuring a bespoke bookcase with storage that fits the attractive contours of the room. The other bright and spacious bedroom could be used a teenager's retreat or as a guest room. The final bathroom to discover features a bath with overhead shower, basin and loo – the ultimate in convenience and luxury.

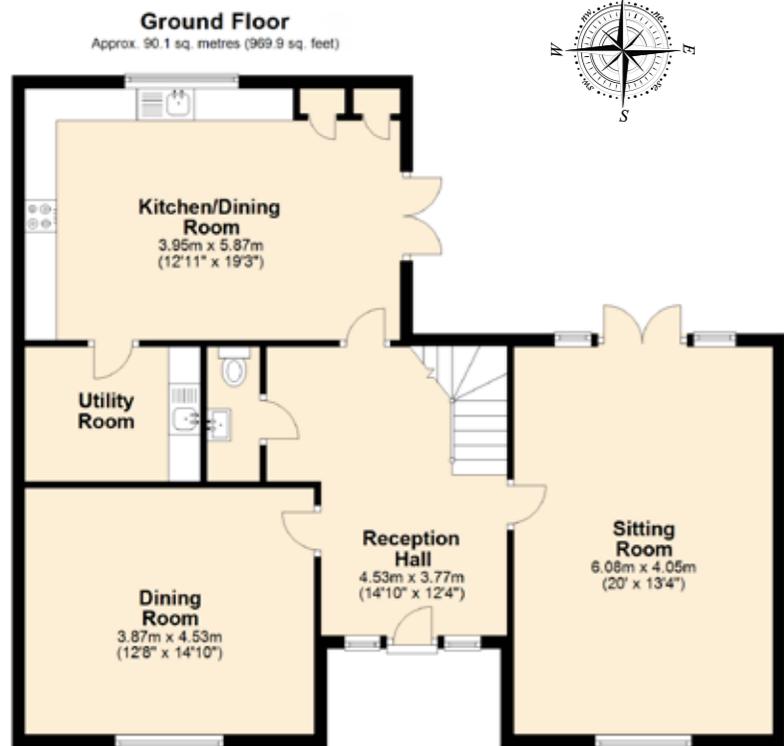


STEP OUTSIDE

Make the best of those sunny days with a professionally designed and landscaped garden where church spire views are to be enjoyed. The planting scheme highlights the paved pathway, which draws you along to the various outdoor dining areas – a wonderful entertainment space to set up the BBQ and host a party or two. The garden is full of charm and yet remains easy to maintain.

The front of the property offers parking for two cars or you can make use of the single garage to the rear, with additional spaces available for your guests to utilise with the shared visitor spaces. A gate to the side of the garage leads into the garden and a handy door from the garage opens into the garden too and is so useful for stowing away the lawnmower and garden furniture.





Total area: approx. 215.8 sq. metres (2322.3 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.



OUT AND ABOUT

The highly sought-after village of Wymondham is close to the market towns of Melton Mowbray, Oakham and Stamford, which contain a range of schools, independent shops, bistros, restaurants, pubs, and health and leisure facilities.

The Berkeley Arms pub is the local's favourite haunt, and the Windmill tea and craft shops add a dash of finery to the community. Young ones will find ducks to feed and a children's play park. There is also a woodland puzzle trail and the Windmill, built in 1814, may be climbed for a view over the village. St Peter's CofE Primary School is a short distance walk from the home and for secondary education, many families make use of a choice of schools in nearby Oakham or Melton Mowbray with either state or independent schooling in mind.

Many beautiful walks and routes with footpaths, cycle routes and bridleways all around surround Wymondham. With so much to see and do, it won't be long until you are ingrained in this rural, yet thriving village life.

A regular bus service provides links to the local villages and towns, and mainline services connect from Melton Mowbray, Oakham and Grantham.

THE FINER DETAILS

Freehold
Gas Central Heating with combi boiler fitted 2019
Double glazing throughout
EPC rating C

Melton Borough Council, tax band F
Single garage
There is an annual maintenance charge for the communal areas of approx.. £500pa



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To view please call the team on
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1 Manor Close

BADSWORTH

— 1 9 9 0 —



“ The proportions of the house enhance the flow and give it a great feel. ”





A Stunning First Impression

1, Manor Close is a five-bedroom detached house in the historic village of Badsworth, West Yorkshire.

The property sits on a commanding position on a quiet street corner, surrounded by open countryside. It's hard not to admire the reclaimed stone facade while driving through the archway leading to the sheltered parking bays, once the original cattle shed for the farm and still housing the original beams. A great space for those motor enthusiasts also conveniently serviced by an outside WC.

A Warm Welcome

Upon entering the house from the front, you are welcomed into the bright and airy hallway with galleried staircase, decorated with warm neutral tones that immediately make you feel at home.

Built by the current owner's in 1990, Manor Close was designed to function as a real family home, which is evident in the arrangement of the rooms.



A True Family Space

Walking through the hall to the back of the house, you will find the fabulous kitchen/breakfast room.

With high ceilings, large windows, and modern white units, this is a warm yet light family area to enjoy a relaxed Sunday morning breakfast, and the perfect spot for the kids to catch up on homework while you prepare dinner. Along with plenty of cupboards, an integrated double oven and microwave maximise space, while the long marble-effect worktops are ideal for keen cooks.

A separate utility room with a sink, accessed via the kitchen, minimises clutter and helps to maintain the peaceful atmosphere of the kitchen and breakfast area.



Creating Warm Memories

For more formal occasions or a big family meal, the country-style dining room overlooking the front of the property will help create happy memories with your loved ones.

There is also an opportunity here for some elegant pieces of furniture and plenty of wall space for some beautiful photography or artwork.



The Place to Entertain

From the breakfast room, French doors open into a delightful snug, which, despite its name, is big enough for a three-piece suite, though the fireplace provides a cosy feel on those chilly winter evenings.

Come summer, leave the doors to the conservatory and the breakfast room open and enjoy the cool through-breeze. The snug also acts as a great place for guests to unwind without having to venture far from the kitchen or terrace.

Next to the snug, the conservatory offers a sunlit area to enjoy a cup of tea and a book, or a glass of something stronger, as well as being a great place to retreat from the heat. Doors lead onto the fantastic terrace area, so expect the conservatory to host a variety of summer parties.



“ A quiet, peaceful spot in a beautiful village. ”



Time to Unwind

To the left of the hallway, you will discover the large lounge, decorated with soft hues and ambient lighting.

Where better to share your day with your family than gathered around the central fireplace on those chilly Yorkshire evenings?



“ Christmas at Manor Close is always filled with people and has a cosy atmosphere. ”





Slumber in Luxury

The upstairs rooms are connected by a delightful landing with views over the front aspect.

Tucked away on one side of the landing, the master suite is the retreat you deserve. A beautiful bedroom with a range of fitted wardrobes, cupboards and storage above the bed, plus a modern tiled shower room with luxurious double shower and elegant units, will make it hard to tempt you back downstairs.



To the rear of the property, the guest suite offers comfort and peace to visiting family and friends. Fitted cupboards provide storage, and there's a pleasant seating area by the window overlooking rear garden. The shower room is fresh and easy to maintain and allows extra privacy for guests.



Bedroom three is currently used as an office, but the sprung wood floor, spotlighting and mirrored walls would be a great asset for those aspiring dancers or those who enjoy the benefits of a home gym. Bedrooms four and five are both good-sized doubles, with bedroom five having potential as a nursery or playroom due to its proximity to the master. The family bathroom also has lots of storage, useful for organising the kids' bath toys and towels, and even features a bidet.



Enjoying the Outdoors

Outside a lawned area adorns the front of the property.

An enclosed terrace with a raised purpose built Koi pond extends across the rear, which in times past has hosted many a party, BBQs and even a band, but can also accommodate over ten vehicles. Here you will also find access to a large garage acting as a brilliant workshop space, with potential to convert to an annex.



Out and About

Badsworth is a lovely West Yorkshire village, previously a farming community, and set partly within a Conservation Area.

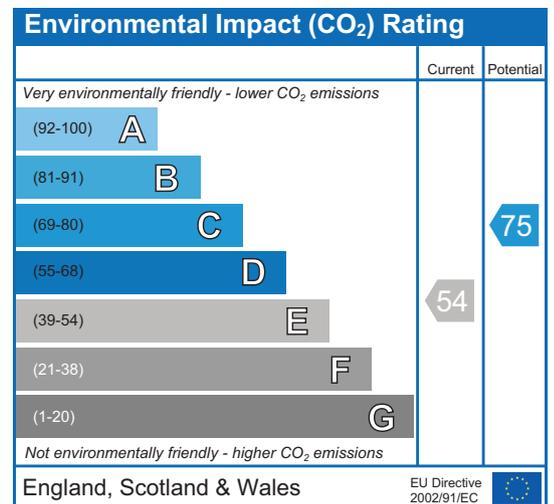
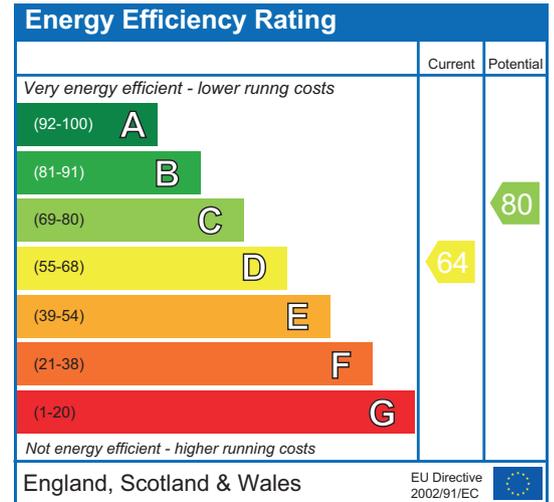
The village is located 6 miles south of the market town of Pontefract and has excellent transport links, being close to the A1 and M62 as well as having good rail links to Leeds, Wakefield, Goole, Castleford, York and Sheffield via nearby stations.

It has an active community, including a beautiful medieval church and two village halls. The village runs coffee mornings, film nights, and fetes, and a pub and a hotel-restaurant are close by. Keen ramblers and dog walkers will enjoy all the countryside has to offer, including strolls down to the River Went, walking routes to other villages, and bridleways. A handy Co-op and Tesco can be found less than 3 miles away.

The Ofsted-rated Good Badsworth Nursery and Badsworth CoE School serves younger children, with secondary schools and a sixth form college in and around Pontefract.

Pontefract itself offers a range of supermarkets, healthcare and leisure facilities, pubs and restaurants, allowing you to enjoy countryside tranquillity while remaining well-connected.

ENVIRONMENT & ENERGY



FLOOR PLANS



Ground Floor Approx.

Floor Area 1475 SQ. FT. (137.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Total Approx.

Floor Area 2884 SQ. FT. (267.9 SQ.M.)



1st Floor Approx.

Floor Area 1408 SQ. FT. (130.8 SQ.M.)

PROPERTY FEATURES

- Five Bedroom Detached
- Expansive Family Home
- Five Separate Reception Rooms
- Modern Breakfast Kitchen
- Utility Room and Downstairs WC
- Master Bedroom with En-suite
- Guest Bedroom with En-suite
- Sunny Positioned Courtyard Garden
- Driveway and Garage
- Sought after Village Location



1 Manor Close

BADSWORTH

— 1 9 9 0 —

1 Manor Close, Badsworth, Pontefract, WF9 1BX

EL ENFIELDS
LUXE

Enfields Luxe
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Pontefract, West Yorkshire WF8 1BN



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VICTORIA LODGE

— Kingsbridge —



COASTAL COLLECTION
BESPOKE & UNIQUE PROPERTIES

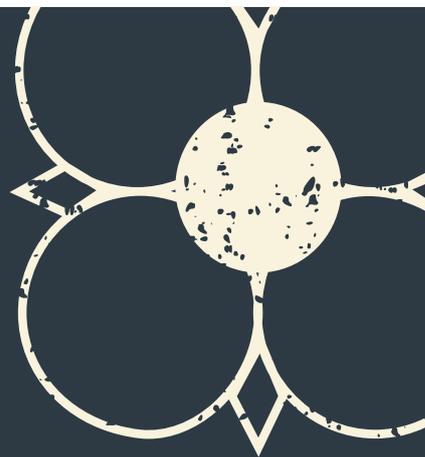




WELCOME HOME

Victoria Lodge is a five-bedroom detached Victorian home chock full of original features and nestled in a quiet spot of Kingsbridge, with views to the estuary. Due to its central location, you are only a short stroll away from the shops, leisure centre, and the recreation ground – a huge benefit for families who don't want to rely on driving to get out and about.

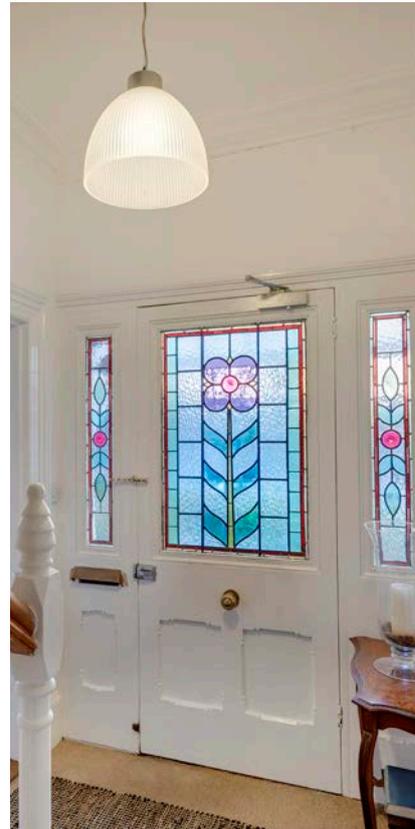
As you approach the house, pull onto the tarmac drive, which has space for several cars, and head through the double gates that lead to the front door, noting the rendered exterior and pretty slate roof.



ESTUARY VIEWS

A glazed covered entrance ushers you through into a hallway with stained glass leaded door and side panels, dado rail, and a useful understairs cupboard in which to hang up coats and store away shoes.

Turning right, you'll find a wonderful living room, which has a beautiful square bay with window seat, wood flooring, and fireplace with marble surround and hearth, and lovely cornicing. Relax with a hot mug of tea and a book as you wistfully gaze out at those gorgeous views over to the promenade and the estuary. Side shelving can house your favourite books and ornaments.







The living room flows into the bright dining room and open plan kitchen area. Large windows, including another square bay, draw in sunlight and patio doors open into the garden – ideal for those warm summer breakfasts. Additional units and a spot for a wall-mounted TV are an added bonus for those who like extra entertainment options without clutter. The kitchen itself is fresh and modern, with an attractive oak-top island breakfast bar with drawers, offering a casual dining and socialising space.



Classic-style units with granite worktops and matching wall cupboards, plus recessed lighting and oak finishing, show off the high-quality design. Keen cooks can truly go to town with the gas-fired Aga range, inset sink, and built-in Hotpoint microwave, fridge and dishwasher. A side door grants access to the south-facing terrace, which is brilliant for BBQs.



Offset from the kitchen, a separate utility area ensures the kitchen remains a clean and quiet place to enjoy company and unwind. The utility includes work surfaces and a sink, a range of cupboards, plumbing for laundry appliances, and a low-maintenance tiled floor. There is also access to and from the side path via a double-glazed door, which is useful after returning from a walk in the country with muddy wellies and a muddier dog. A Worcester gas-fired boiler, which supplies the central heating and hot water, is located here for convenience.



The downstairs shower room has a Mira thermostatic shower, pedestal basin and loo. A light/electric shaver point and heated towel rail are handy extras too. A great option to have when the bathrooms upstairs are occupied on a busy morning.

Positioned at the front of the house, with yet more scenic views of the garden and the water beyond, the sitting room is the evening hub to retreat to.





AND RELAX...

Arrive on the warm first-floor landing, admiring the stained-glass window feature. From there, turn right into the master suite. Here you will find a bright and pretty bedroom with vaulted ceiling, exposed roof trusses, and a scenic Juliette balcony – a lovely spot to enjoy a fresh breeze, a warming morning brew, or an evening glass of something special. Recessed wardrobes take care of your clothes, and TV and telephone points mean you can retreat into your suite for some me-time.

The en suite bathroom features a pedestal basin, loo, bidet, and a double-end cast iron bath with glossy blue-tiled surround and in-built towel storage. Where better to soak into bubbles encircled by candles and a treat or two? For busier days, make use of the separate Grohe thermostatic shower cubicle. A long ladder radiator prevents damp towels, and an airing cupboard houses the hot water cylinder and electric immersion heater. There is also a hatch to partial roof space.





To the front of the property, bedrooms two and three grant further views towards the water. Bedroom two is warmed by a radiator and is nice and light thanks to an additional window to the side aspect, and also has a lovely window seat. This cute room would make an ideal nursery or playroom, with recessed cupboard and shelving to tidy away clothes and toys. TV and telephone points keep this a versatile space.



Bedroom three boasts another sweet window seat and a useful basin unit with cupboard, mirror and lights and shaver point – ideal for guests or older children. The family bathroom offers a loo, corner bath with overhead shower, and tiled shower enclosure.



The well-lit sink unit/mirrored vanity space is bathed in a colourful glow from the stained-glass feature window. Two ladder radiators and an extractor ensure the bathroom stays damp-free and underfloor heating keeps it toasty underfoot. A hatch leads to another partial roof space.



The second-floor landing, with shelved cupboard, opens to bedrooms four and five, which contain radiators and recessed lighting, and a TV point. Both bedrooms have views that cannot fail to draw the eye, and their varnished floorboards are a real feature. With a range of cupboards and drawers, there's no need to worry about clutter in either bedroom.





EXPLORE

The front garden features a centrepiece pond and established shrubs and flowers, enclosed by a stone wall and hedging. The garden is further screened by trees, offering privacy without sacrificing the view. Paths lead to shingle beds, apple and cherry trees, and gardening enthusiasts will be happy to find a greenhouse and timber shed.

At the side of the house is a fantastic walled garden with a south-facing terrace that traps the sun – a wonderful spot for al fresco dining or to serve drinks to guests straight from the kitchen.

A stone-walled path takes you to the rear of the integrated garage. Divided into two, both spaces have electric up and over doors. Pedestrian doors, lights/electric power, and a tap provide workshop potential here.





OUT & ABOUT

The market town of Kingsbridge sits in an Area of Outstanding Natural Beauty and is a stone's throw from an array of stunning beaches and the South West Coast Path. The town is stuffed full of facilities for its pleasant size, including a large health centre and pharmacy, non-emergency hospital, a quayside leisure centre, recreation ground, and a brilliant range of shops, banks, and a post office. A Tesco, Morrisons, and a Co-op garage cover the day-to-day grocery and fuel run.

Although Kingsbridge is a quiet town, it has quick access to the boating-friendly Salcombe Harbour and the bohemian Totnes and is not far from the Devon Expressway, which links Exeter and Plymouth. Totnes Station offers rail links to London Paddington and across the country. Buses run from the centre of town to Dartmouth, Totnes, Salcombe, Plymouth, and the surrounding areas. Victoria Lodge offers level access to the town square and quayside, only 300 yards away.

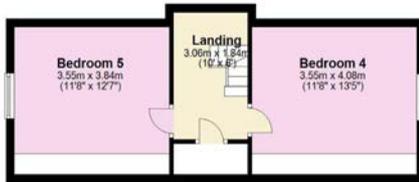
Kingsbridge Primary School serves the town, as well as schools in the outlying districts of West Alvington, Loddiswell, and Malborough, and the highly regarded Kingsbridge Community College offers "Outstanding" education to high school and sixth form students.



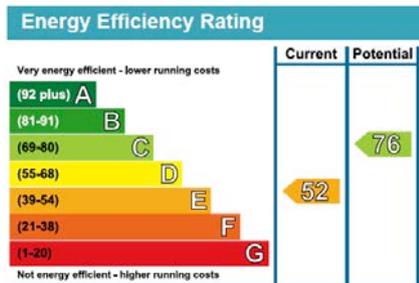
FLOOR PLAN

Total Area
Approx. 245.0 sq. metres (2637.0 sq. feet)

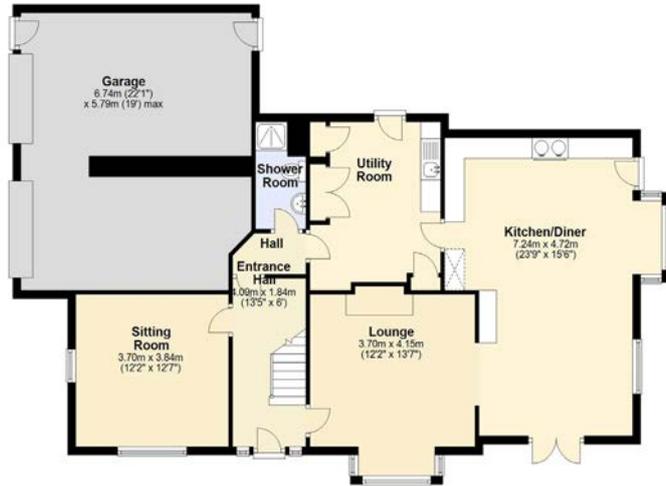
Second Floor
Approx. 36.0 sq. metres (387.7 sq. feet)



EPC



Ground Floor
Approx. 131.0 sq. metres (1410.6 sq. feet)



First Floor
Approx. 77.9 sq. metres (838.8 sq. feet)



VICTORIA LODGE

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COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES

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Coastal House Ltd, Registered in England & Wales
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A warm welcome

Orchard House is a modern, three-bedroom detached home nestled in Glaphorn village just a couple of miles away from the historic town of Oundle, and a stone's throw from a medieval church.

Enter through the bespoke, hardwood front door into the light and airy hallway. If you can resist ascending the inviting oak balustraded stairs, head to the open-plan kitchen-dining area to relax and enjoy a brew while admiring the view of the peaceful church or the pretty walled garden.

When you're in the mood to entertain, the Rangemaster stove with induction hob, double oven, overhead extractor, granite work surfaces, and full suite of integrated appliances has you covered. Family and friends will naturally gather to unwind at the end of the day whilst sharing a lovingly prepared cooked supper and indulge in a favourite tippie. The cream-coloured units and spotlighting make the kitchen-diner a radiant, refreshing space for spending quality time with family and friends.

When the kids, pets, or muddy-booted friends invade this heart of the home, the easy to clean tiled floor and the adjacent utility room with sink offers the perfect place to restore order, as well as providing a convenient depository for boots and coats when coming in through the garden.

Family friendly flow

Orchard House doesn't just offer scope for entertaining; across the hall, and with a view of the church, you will find a study with plenty of space for shelving, filing systems, and fibre-optic internet – a suitable hub for any digital nomad or flexi-worker.

The sitting room provides the perfect retreat for the cold, dark winters; you'll hardly notice the clock change while snuggling up in front of the Aga multi-fuel stove, flanked by a beautiful stone fireplace. The Karndean flooring gives a rich undertone to the room that will complement any plush rug, furniture, family heirlooms or pictures. In the lighter months, the windows draw the garden into the room, making it the perfect place to while away the afternoon with a good book.

All the rooms downstairs are serviced by a cloakroom with WC for everyone's convenience.





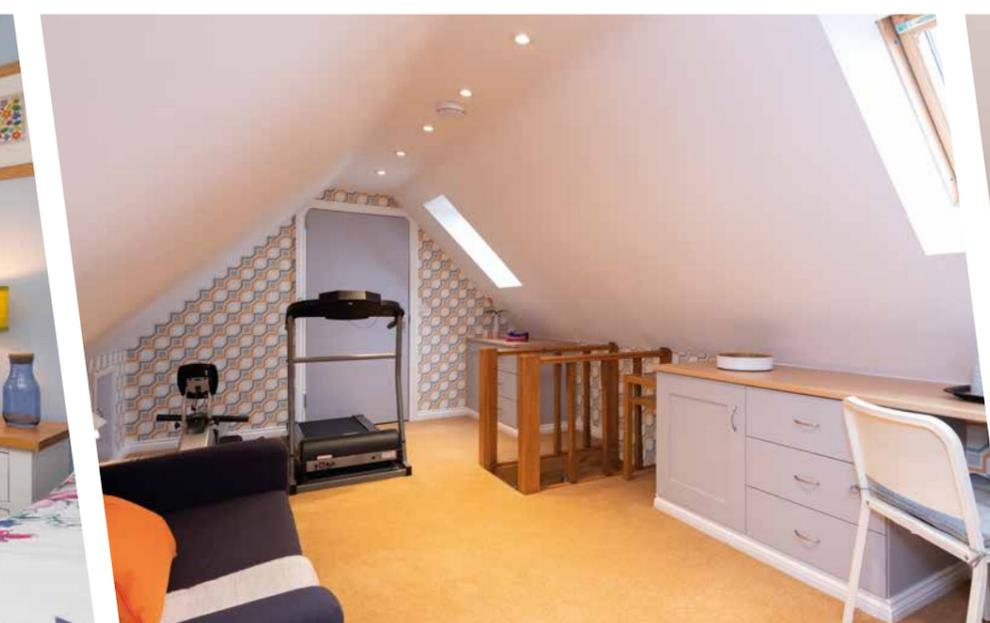
Sleep well

Upstairs, three double bedrooms provide ample room for everybody to unwind and recharge. The master bedroom, at the rear of the house, is given a luxurious feel by the full height pitched ceiling with exposed timber beam, and the Juliet balcony sets the tone for any romantic evening. Choosing an outfit is a doddle thanks to the large fitted wardrobes, which keep this beautiful, light room clutter-free, and an alcove provides the opportunity for a chest of drawers or a bookcase. An en suite shower room provides your own sanctuary to prim and polish. Featuring a glazed shower cubicle, heated towel rail, loo and washbasin.

Across the light-flooded, half-galleried landing, the modern, tiled family bathroom has a spa-like feel and may just tempt you into lighting a few candles and drawing a bubble bath. There is also an overhead shower.

The two double bedrooms at the front of the property are elegantly decorated and boast lovely views across to the church – a tranquil retreat for family or guests.

A retractable loft-ladder leads to an attic room, easily large enough for a study, library, gym, hobby or games room, and quite literally takes entertainment to a whole new level. This converted space has spotlighting, Velux windows, and ample storage, so anything is possible here.





Step outside

Constructed with local dressed stone in 2011, the property has been designed to chime with the historic feel of Glapthorn's older buildings. As you arrive by the cottage-garden flower beds, you will notice that the elegant exterior is finished with ashlar window sills, lintels, plinths, and a blue slate roof.

The garden is surrounded by a beautiful limestone wall perfect for climbing roses and providing privacy in which to relax or host a party on the easy to maintain lawn. There are several

places suitable for seating, one of which set under a pergola to provide shade on those lazy, summer days, as well as room for potted plants or vegetable planters.

Double gates provide access to a timber shed, and from the off-street driveway straight into the garden at the rear of the house. At the side of the house, a pedestrian gate allows access to and from the main street, the side passage providing a convenient place to store refuse or prop up a bike.

There is no chance of getting chilly; the house is supplied by an air source heat pump to underfloor heating on the ground floor and the first floor, with rooms featuring separate thermostats, eliminating arguments between the hot and cold-blooded members of the family.

Insulation conforms to modern high standards, with double glazed timber-framed windows, making Orchard House a highly efficient and low-energy consumption home, perfect for both the eco- and budget-minded.

Out and about

The village of Glapthorn – winner of the ACRE Best Village Award 2019 – is nestled in the gently rolling hills of the countryside, with plenty of footpaths and bridleways that ensure any number of stunning walks.

For nature lovers, the nearby woodland/nature reserve has Saxon earthworks and is a place of special scientific interest due to its range of species. Come for a walk in May to catch the stunning carpet of bluebells.

A village hall is the community hub, hosting a weekly village social club, along with other groups, clubs and events. The local primary school is currently rated Good by Ofsted.

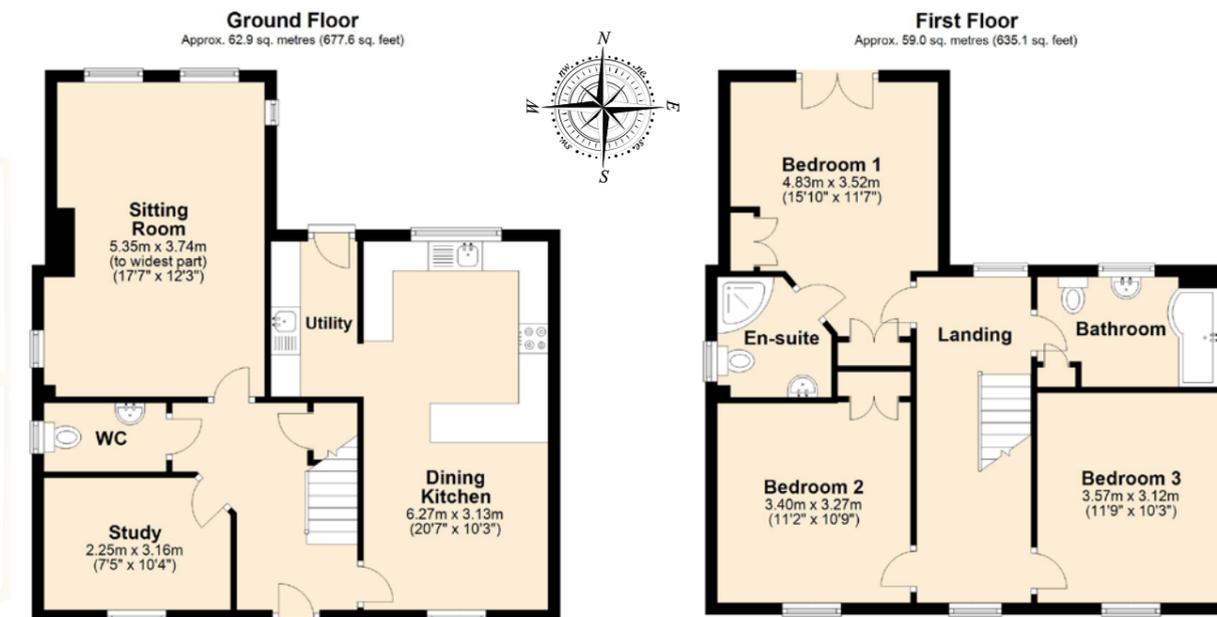
Glapthorn is close to the market town of Oundle, which has a range of family-run shops as well as a handy Waitrose. The nearby towns and cities of Cambridge, Leicester and Peterborough provide a vast range of shops, health care, leisure and sports facilities, restaurants, schools and universities, so everything you need is within easy reach.

Peterborough also offers mainline services to London that take around 50 minutes, making Glapthorn a great place to commute from, while still maintaining a peaceful, leafy atmosphere in which to live.

Local towns

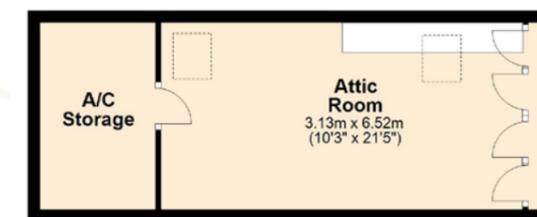
- Oundle** 5 mins, 1.5 miles
- Corby** 16 mins, 8.9 miles
- Kettering** 25 mins, 15.5 miles
- Peterborough** 24 mins, 16.5 miles
- Market Harborough** 36 mins, 19.8 miles
- Cambridge** 1 hour, 44.3 miles

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The Finer Details

- Air Source Heat Pump
- Double glazing
- East Northants District Council, tax band E
- Superfast fibre-optic broadband
- EPC rating C



Total area: approx. 148.7 sq. metres (1600.6 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Orchard House



Main Street, Glapthorn, Oundle PE8 5BE

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Presented by

