

NEW PRICE
£269,500



43 LITCHBOROUGH ROAD
Farthingstone, NN12

 **DAVID COSBY**
ESTATE AGENTS



43 Litchborough Road

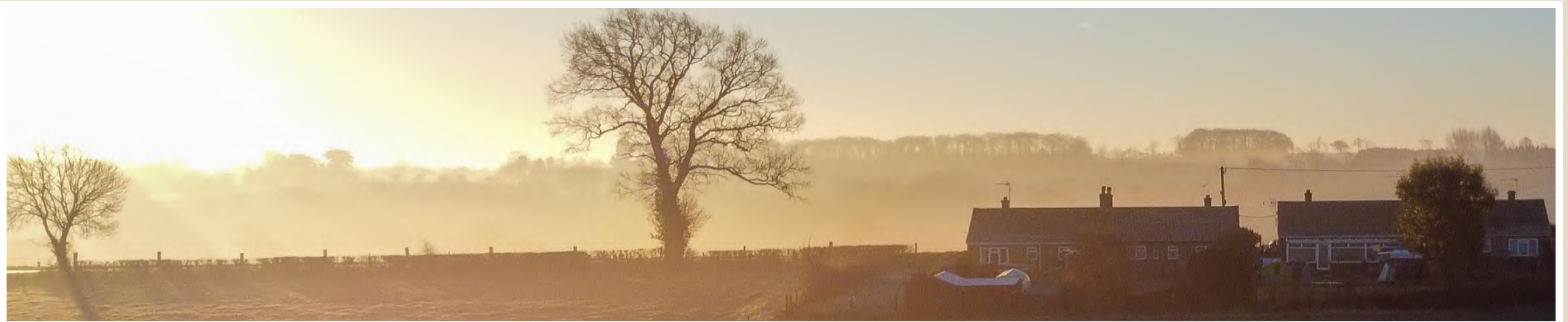
Farthingstone, NN12

£269,500 (Guide Price)

- Desirable village location
- Two Bedrooms
- No Chain
- Fantastic Views
- Front and Rear Gardens

Description

43 Litchborough Road is a 2-bedroom, semi-detached bungalow built in the late-1950's and situated on the brow of a hill in the popular village of Farthingstone and with far reaching views to the front and rear. The property is in need of modernisation and upgrading but presents a unique opportunity to acquire residence in a beautiful location.



Situated on the brow of a hill and surrounded by delightful countryside, Farthingstone is one of the most desirable places to live in Northamptonshire with many picturesque stone houses and a beautiful village garden and a cloisters which is open to the public.



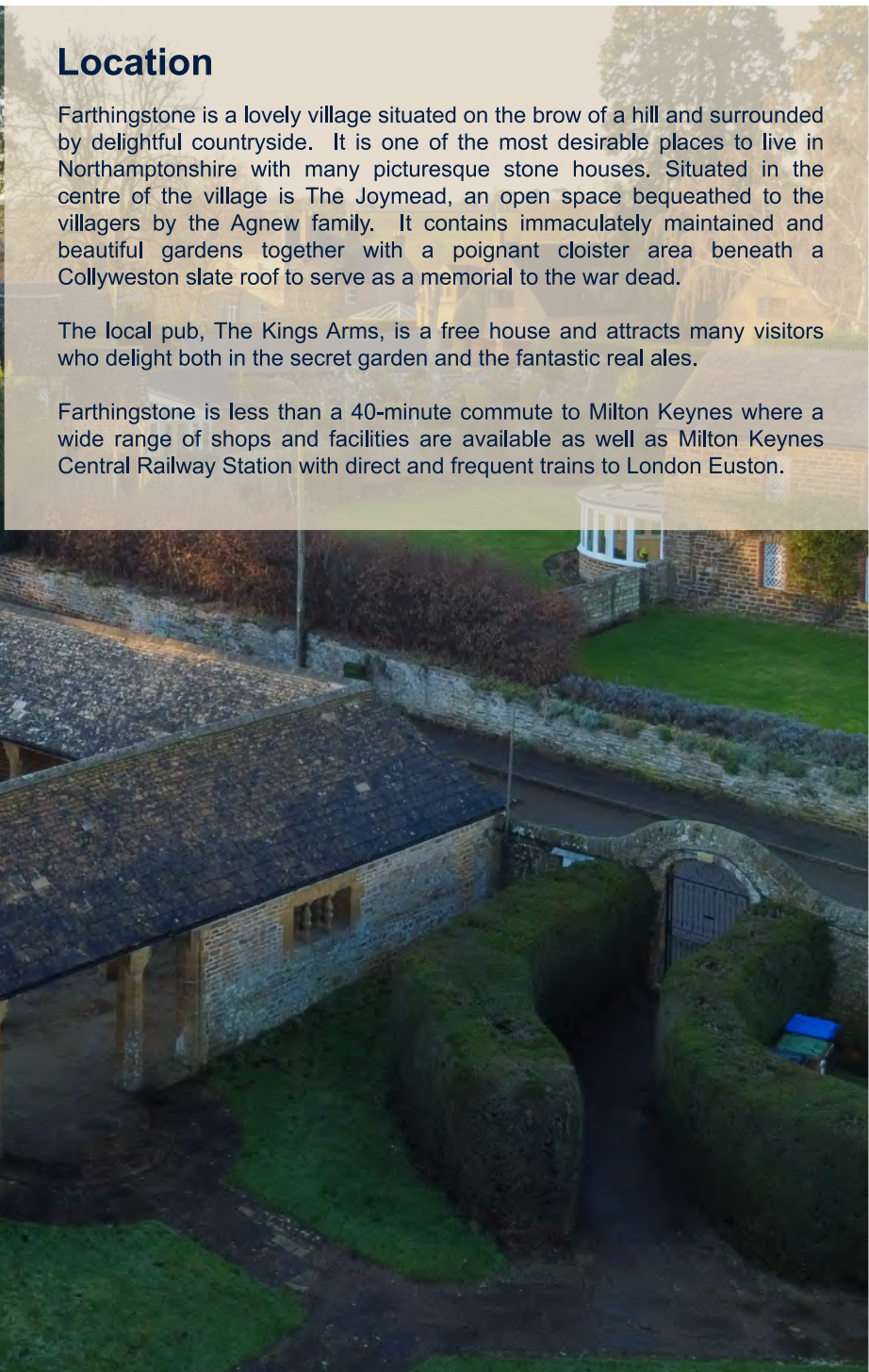


Location

Farthingstone is a lovely village situated on the brow of a hill and surrounded by delightful countryside. It is one of the most desirable places to live in Northamptonshire with many picturesque stone houses. Situated in the centre of the village is The Joymead, an open space bequeathed to the villagers by the Agnew family. It contains immaculately maintained and beautiful gardens together with a poignant cloister area beneath a Collyweston slate roof to serve as a memorial to the war dead.

The local pub, The Kings Arms, is a free house and attracts many visitors who delight both in the secret garden and the fantastic real ales.

Farthingstone is less than a 40-minute commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston.



The Property

Entrance Hall:

The entrance hall is accessed via a panel effect door with projecting canopy over. Being of a generous width the hallway provides space for coats with additional storage space to a low-level cupboard which houses the electricity meter. Flush, timber doors lead to the principal rooms and there is a timber ceiling hatch providing access to the roof void. Heating is provided by an electric storage heater.

Sitting Room:

Located to the front right-hand side of the property, the sitting room has a three-unit double-glazed window providing natural lighting and wonderful south facing panoramic views. The sitting room contains a central open fireplace with tiled hearth and surround and enamelled fire grate. The fireplace opening is currently boarded over, and the fire has not been used for some time. There is a good-sized cupboard with double-swing doors which houses the hot water cylinder. A timber flush door leads to the kitchen.

Kitchen:

The kitchen is located to the rear of the property and contains a double-unit window overlooking the rear garden and countryside beyond. The original Belfast sink is still in place together with two small melamine base units; however, a potential purchaser would likely install new units to modern standards. A good-sized pantry with window together with a separate adjacent cupboard provide storage space.

Bedroom 1:

The main bedroom is a double bedroom to the rear left-hand side of the property. It has a three-unit double glazed window overlooking the rear garden with splendid onward views across open fields. Again, there is an open fireplace with tiled hearth and surround and enamelled fire grate together with an electric storage heater. An original built-in wardrobe with double swing doors has been provided and there is a good-sized cupboard with shelving above.

Bedroom 2:

Bedroom 2 is located to the front of the property with a two-unit casement window overlooking the front garden and open fields beyond. As with the main bedroom, there is an original built-in wardrobe with double swing doors and good-sized cupboard with shelving above.

Bathroom:

The bathroom is accessed from the entrance hall and is located to the rear of the property. Natural lighting is provided by a frosted casement window and there is a three-piece suite comprising enamelled steel bath tub, wall mounted wash hand basin, and WC with low-level Bakelite cistern. Heating is provided by a wall mounted electric bar heater.



Situated on the brow of a hill in the popular village of Farthingstone and with far reaching countryside views to both the front and rear.



Outside Areas

Front Aspect:

The property is set well back from Litchborough Road and has fabulous far-reaching views across open pasture land. The front garden is bounded by low-level timber panel fencing to the sides, and timber picket fencing to the front. A metal gate and pathway lead down the side elevation of the property to the rear garden.

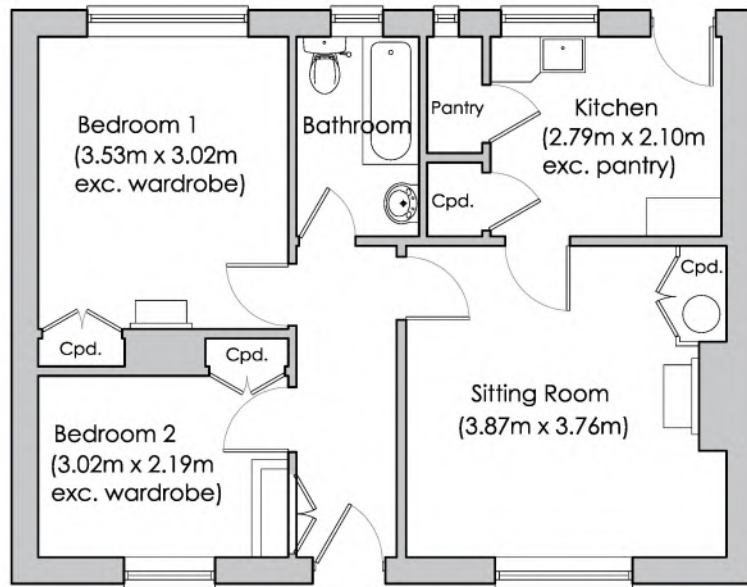
Rear Aspect:

The rear garden is mainly laid to lawn and is of a generous size with spectacular views towards Everdon Stubbs.

Outbuildings:

There is a useful brick outbuilding within the rear garden with slatted timber access door.





All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 52sqm



Agent Note:

The property requires refurbishment and modernisation. Space heating is currently from electric storage heaters in the entrance hall and main bedroom; an electric bar heater in the bathroom, and open fires within the sitting room and main bedroom which have not been in use for some time. The property is one of four similar bungalows and is a former local authority residence.

EPC: Rating (B)

Local Authority: West Northamptonshire Council

Council Tax: Band F

Services: Water, Drainage, Electricity

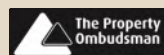
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Little Court Cottage | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk





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