



11 John Gray Road | Great Doddington | NN29 7TF



Matthew
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Offers In The Region Of £274,995

A well-proportioned and located mature three bedroom semi-detached house, backing onto open farmland towards the edged of this sough after village, but requiring complete modernisation. Offer with no onward chain, the property presents an ideal base to create a wonderful family house. Viewing is recommended. The property boasts PVCu double glazing and as gas fired radiator heating system and briefly comprises of an entrance hall, sitting room, kitchen/breakfast room, utility, rear porch and stores/barns. To the first floor is a landing, three bedrooms, and a bathroom. Gardens and off road parking space.

- Mature three bedroom semi detached house
- PVCu double glazing
- Requires full modernisation
- Gas radiator heating system
- Backs onto farmland
- No onward chain

PVCu entrance door leading from the front into the

Entrance Hall

Radiator, staircase to 1st floor, thermostat, door to sitting room, doorway to kitchen/breakfast room

Sitting Room

18'0 x 10'10 maximum measurement (5.49m x 3.30m maximum measurement)
Window to front and further window to rear. Radiator, feature Wood burner with flagstone half and mantle shelf, TV point.

Kitchen/Breakfast Room

14'6 x 10'6 maximum measurement (4.42m x 3.20m maximum measurement)
In need of refitting but currently fitted with base and eyelevel storage cupboards with work surfaces a bath, stainless steel sink unit, point for electric cooker, floor mounted central heating boiler, door to shelved pantry with window to front. Radiator, windows to side and rear, door to

Utiliy/Lobby

Belfast style sink, radiator, door to under stairs door, door and window to

Rear Porch

Door to garden, to storage barns.

First Floor Landing

Window to the rear, airing cupboard, loft access hatch, doors to all first floor rooms.

Bedroom One

12'1 x 10'10 maximum measurement (3.68m x 3.30m maximum measurement)
Window to the front and further window to the side, radiator, built-in wardrobe.

Bedroom Two

11'0 x 9'1 maximum measurement (3.35m x 2.77m maximum measurement)
Window to the front, radiator.

Bedroom Three

8'5 x 8'0 maximum measurement (2.57m x 2.44m maximum measurement)
Window to the rear, radiator.

Bathroom

Fitted with a three-piece suite comprising low-level WC, wall mounted wash hand basin and bath. Radiator, obscured window to rear.

Outside

The property stands behind a gravelled front garden with drop curb for vehicle access, low-level picket fence, pedestrian gate to rear garden.

Rear Garden

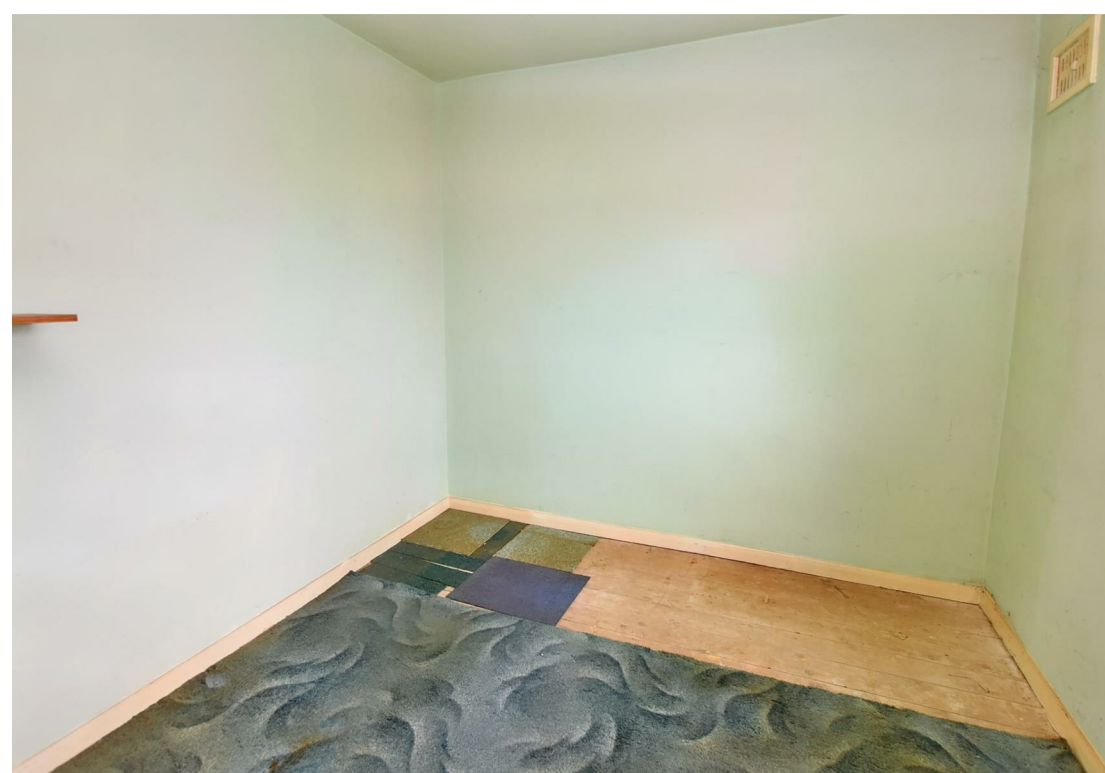
Paved/concrete area immediately to the rear of the house, timber summer house, the remainder of the garden requiring further cultivation but enjoying an open aspect onto the adjoining farmland.

Local Area

Great Doddington is a sought after village south of Wellingborough offering a range of local amenities including primary school, shop and public house.

Main rail to London St Pancras from Wellingborough (approx. 3 miles) in under an hour.

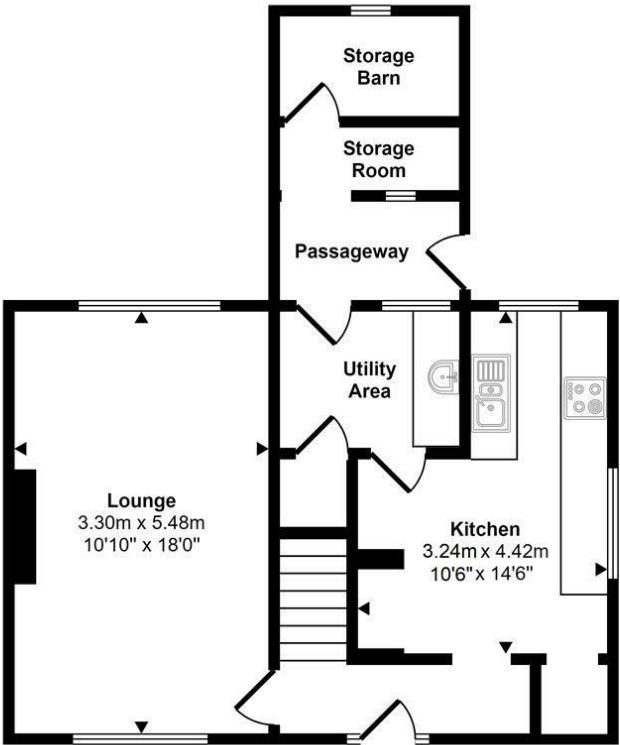
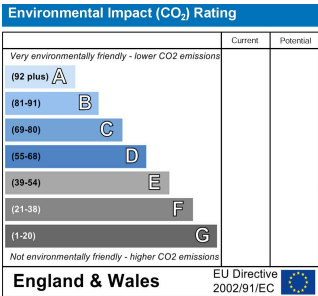
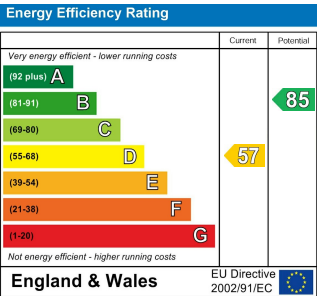




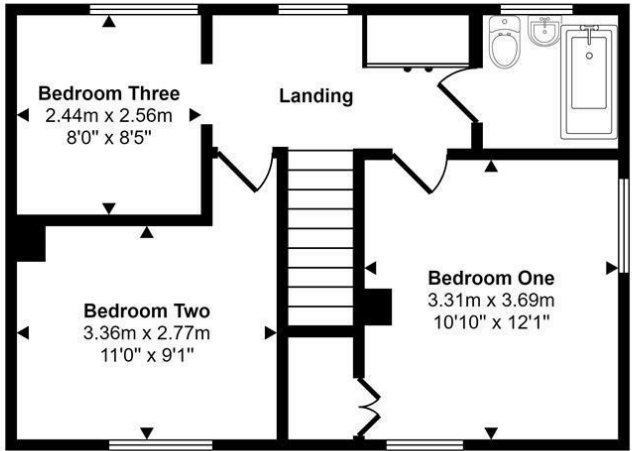
Further Information



Local Authority: North Northamptonshire Council
Tax Band: B



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statment. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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