



**Sharman
Quinney**
Autograph

2a Cross Lane, Aldwincle
£750,000



Property Description

Sharman Quinney are proud to offer this spacious and unique village executive detached home, of attractive stone construction offering impressive and spacious accommodation circa 2500 sq. ft (233 sq.m) SIX DOUBLE-bedrooms, two of which have ensuite facilities modern and spacious internal living, arranged three floors. Briefly, comprising: - Entrance Porch, Hallway, study, dining room, rear aspect lounge, high quality fitted kitchen/ breakfast family room and matching utility room.

The kitchen breakfast/family room and utility have been recently fully remodelled and replaced, with stylish high-end cabinetry and breakfast island with space for multiple seating and contrasting granite machined top matching to the food preparation surfaces and upstands creating a feel of outstanding quality. Integrated appliances include fridge and freezer, twin oven including a combination oven, induction hob with built in extraction, dishwasher, wine cooler fridge and traditional ceramic Belfast sink.





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To the first floor are four double bedrooms, the principal bedroom has a dual aspect, walk in wardrobe and ensuite while bedroom two offers guest ensuite.

The luxurious four- piece family bathroom features modern slipper- bath and a double width shower enclosure.

The 2nd floor landing further extends to two further spacious double-bedrooms with feature sloping ceilings, and the landing includes an exceptionally sizable space with roof profile windows and tank room, offering potential for plumbing to add a 2nd floor bathroom if desired or simply a further quiet home working space large enough to support desk or work/stations comfortably.

Other features and benefits included are noteworthy investments, including recently replaced double- glazed windows and doors throughout the property. The stylish high-quality kitchen and utility cabinetry and luxurious family four- piece bathroom. A further recent addition to the property, includes a wood burner stove to the main reception lounge.

Outside

Situated on a generous plot, affording a detached double garage with office/ space over currently utilised as a home gym. Double Garage: - 19'2 x 17'6 (5.84m x 5.33m) - Twin wooden double doors to the front, power and light connected, access door to side, an external staircase rises to the first floor with dormer window to the front. To the side of the garage is a secure storage space housing the oil tank. A private front garden with further manageable garden to the rear. Rear: - The rear garden is mainly laid to lawn with patio area off the kitchen/ breakfast room, featuring mature trees and shrubs.

An internal inspection is highly recommended.

About Location

Aldwincle offers a beautiful North Northamptonshire village location, between the popular market towns of Thrapston (4 miles) to the south and Southwest of Oundle (5miles) Amenities include a local convenience shop, a well-established Pre-school situated next door to Trinity CE Primary school. The village's road connections are primarily rural, centering around Main Street, which links directly to the A605 and the local villages of Thorpe Waterville and Lowick.

Contact Sharman Quinney to arrange a viewing today to view this family home.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 295.0 m² (3,175 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Important Information

Bedrooms **6**

Bathroom **3**

Council Tax **G**

Energy Rating **D**

Parking **Double Garage**

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Sharman Quinney Holdings Limited is registered in England and Wales under company Number 4174227 Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT registration number is 500 2481 05

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