



8 Highfield, Woodford, Kettering,
Northamptonshire. NN14 4HD





£220,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this lovely two bedroom semi-detached home in a prime village location in Woodford. This lovely home is ideal for those of you with Green Fingers as this home offers a substantial rear garden measuring approximately 60 x 40 feet. Try out the newly fitted Wren kitchen and makes those lovely evening meals from your home grown veg direct from the garden. Accommodation comprises of entrance hallway, lounge, kitchen- dining area, two bedrooms and family bathroom. Large rear garden and driveway with parking for three vehicles.





Entrance Hall

Door to front being uPVC. Stairs rising to first floor landing, door to main lounge.

Lounge

3.95m x 4.20m (13' 0" x 13' 9") Lovely spacious lounge with double glazed window to the front aspect. The lounge is complimented by a featured wooden surround with marble back and heart and gas coal effect fire. There is a small cupboard housing the consumer unit and TV & Telephone outlet points. Door to storage cupboard and combination boiler.

Kitchen - Dining Room

2.75m x 5.10m (9' 0" x 16' 9") Beautiful newly fitted Wren kitchen in Dove Grey. This kitchen is only three months old and is simply waiting for someone to use it to its potential. Complimented with integral appliances to include; Dishwasher, Wash/Dryer and Fridge Freezer. The kitchen is located to rear and over looks the extensive garden. There are double glazed windows to the rear to allow for natural light to flood through and uPVC door and window to the side also. Newly laid grey laminate flooring for easy maintenance. There are work surfaces over incorporating a stainless steel sink with mixer tap, tiling to water sensitive areas. Electric Bosch oven and induction hob with shaped canopy extraction system.

First Floor Landing

The first floor is by the entrance hall staircase. There is a loft access and doors to all rooms with double glazed window to the side.

Bedroom One

3.35m x 4.20m (11' 0" x 13' 9") Large bedroom overlooking the front with a lovely picture double glazed window and radiator. Door to cupboard area allowing for storage and double glazed

window to the front.

Bedroom Two

2.70m x 3.45m (8' 10" x 11' 4") Currently being used as a Music room this second bedroom is also versatile in its use. Double glazed window to the rear and radiator, and overlooking the large rear garden.

Family Bathroom

2.35m x 2.50m (7' 9" x 8' 2") This huge bathroom has great potential to be developed should you wish to. There is a double glazed opaque window to the rear. The bathroom is fitted with a corner bath with a Gainsborough shower over, extraction fan and radiator, Low level WC and wash hand basin with tiling to all water sensitive areas.

Rear Garden

The rear garden is approximately 60 x 40 feet and is a fantastic if you are GREEN FINGERED!! You could easily cultivate your own grow your own vegetables and then transfer them to the lovely fitted kitchen and start cooking!

The garden is also home to two greenhouses to nurture those seedlings. There is also an outside brick built storage barn (2.00 x 2.00) with a double glazed window to the side and power. There are established shrubs and lawn areas. The garden also has another garden shed for keeping tools and lawn mowers and any other power tool you wish to store. There is a small gravelled areas and footpath and outside tap along with security lighting. Gate access to the front and timber fenced enclosed.

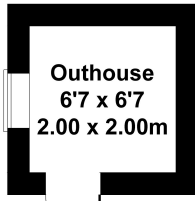
Front Garden

The front garden is mainly consisting of driveway and gravelled frontage. Parking for at least three vehicles.



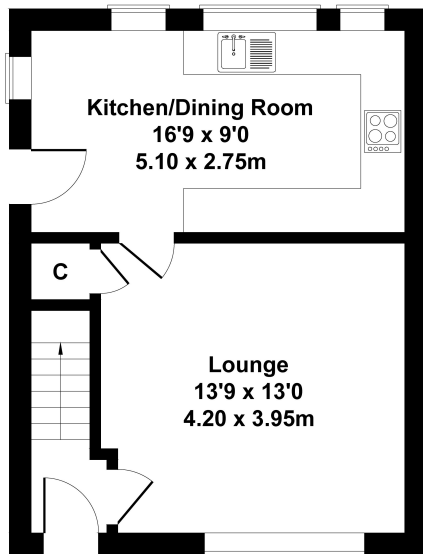
8 Highfield Road, Woodford

Approximate Gross Internal Area
796 sq ft - 74 sq m

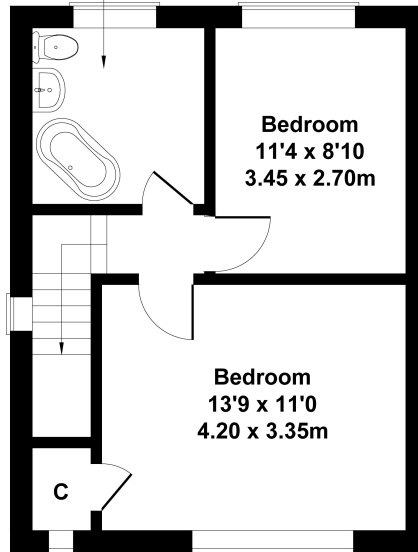


OUTBUILDING

Bathroom
8'2 x 7'9
2.50 x 2.35m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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