



'Nans Cottage'

22, Sand Lane, Northill,
Bedfordshire, SG18 9AD

Offers in excess of £375,000



'Nan's cottage' is a beautifully presented cottage dating back to the 1600's oozing character and charm but sympathetically updated for modern living. The property is located in a quiet lane in the sought after village of Northill, a short stroll to local schooling and the well known 'The Crown' public house.

- Separate dining room opening into a new stylish shaker style kitchen
- Exposed brickwork and beams with inglenook fireplace with stove
- Two double bedrooms with exposed beams
- New double glazed windows throughout and air-conditioning to 3 rooms
- Parking for one car
- Sought after village location tucked away down a quiet lane
- Complete upper chain, the seller has reserved a new build that is ready for occupation now!

GROUND FLOOR

Entrance Hall

Exposed brick wall. Exposed wall and ceiling beams. Radiator. Door with stairs rising to first floor accommodation. Part glazed door opening into:

Living Room

15' 4" x 14' 0" (4.67m x 4.27m) Dual aspect room with double glazed windows to front and side. Exposed floorboards. Exposed wall and ceiling beams. Brick feature fireplace with dual fuel wood burning stove. Air-conditioning. Radiator.

Kitchen/Dining Room

21' 0" (max) x 16' 4" (max) (6.40m x 4.98m) A range of shaker style wall and base units with wood worksurfaces and tiled splashbacks. Inset butler sink with mixer/boiling water tap. Bosch induction hob with oven under and extractor hood over. Integrated slimline dishwasher. Space for slimline wine cooler. Wall mounted Worcester Bosch boiler. Integrated fridge, washing machine, fridge and freezer. Double glazed windows to rear. Radiator. Tiled flooring. Exposed wall and ceiling beams. Air-conditioning. Dining area with feature fireplace. Stable door to rear garden.



FIRST FLOOR

Landing

Doors into all rooms.

Bedroom 1

12' 6" x 8' 6" (3.81m x 2.59m) Access to loft space. Exposed wall and ceiling beams. Air-conditioning. Double glazed window to side.

Bedroom 2

10' 1" x 9' 4" (3.07m x 2.84m) Double glazed window to side. Radiator. Feature brick chimney breast. Exposed wall and ceiling beams.

Bathroom

Suite comprising tile enclosed bath with shower attachment over, low level wc with concealed cistern and countertop wash hand basin with cupboard under. Partially tiled walls. Radiator. Double glazed window to side.

OUTSIDE

Front Garden

External light. Parking space for one car. Pedestrian gated access to rear garden.

Rear Garden

Laid to lawn with patio area. Wood store - to remain. Fully enclosed with gated access to front.

AGENTS NOTE

The owner advises that there is a right of way into the back garden for the benefit of No. 23. The seller advises this has not been exercised during their ownership of the property. Any potential purchaser should refer this matter to their legal representative.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 804 sq ft / 74.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		30	47

England, Scotland & Wales

EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1027802



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

