



PELHAM JAMES
UNIQUE HOMES



A WARM WELCOME...

33a Main Street is nestled in the family-friendly village of Woodnewton. Find the house tucked behind a low stone wall and pull onto the gravel driveway, which has ample parking.

Enter into the bright and open hallway, which has space to divest yourself of walking shoes and boots after exploring all that the wonderful countryside has to offer. There is also a modern downstairs shower room with basin and loo and a large shower, so it's easy to freshen up before heading through the hallway and into your sitting room on the right hand side.

This fantastic family space boasts a wood burning stove with fireplace surround, providing a handsome focal point, and there's lots of room for all your furniture and storage. Bifold doors open onto the kitchen diner, connecting these two fabulous living areas.



Heading through into the bright kitchen diner, either through the bifold door or straight ahead from the hallway, you'll find a bright and modern kitchen with built-in double oven, induction hob, dishwasher, and built-in fridge and freezer. Next to the bifold doors that open onto the rear garden, you'll find a snug seating area to enjoy the warm sunshine, which could instead house a big family dining table if desired. A main dining area allows you to enjoy connecting with friends and family over a home-cooked meal. For busy mornings or casual lunches, the breakfast bar is your best friend.

From the kitchen diner, you will find the study, well-lit by the open roof window. Another door takes you into the single garage and a further reception room can be found off the hallway, which is currently used as a gym, could become a playroom or teenager's den. From here you can access a utility area and a door onto the side of the property.



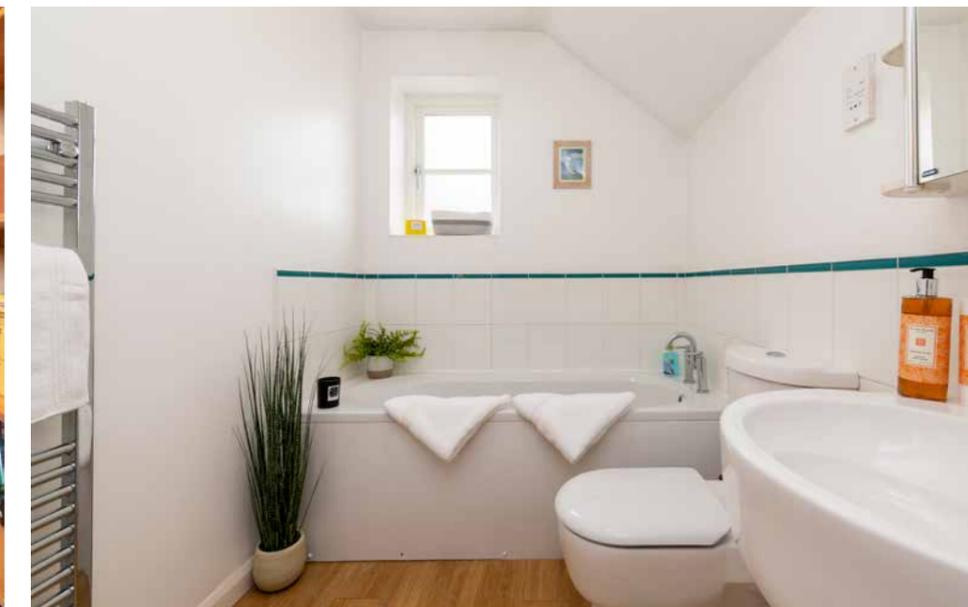


The beautiful master suite, secluded from the rest of the house, has recently been kitted out with a range of fitted cupboards and units, including a window seat with storage. An elegant, en suite shower room provides the perfect place to relax, and a dressing area simplifies the morning routine. At the front of the property, a sweet double bedroom and a good-sized single ideal for children provides a comfortable and quiet hub for the family or guests to unwind.



SLEEP WELL...

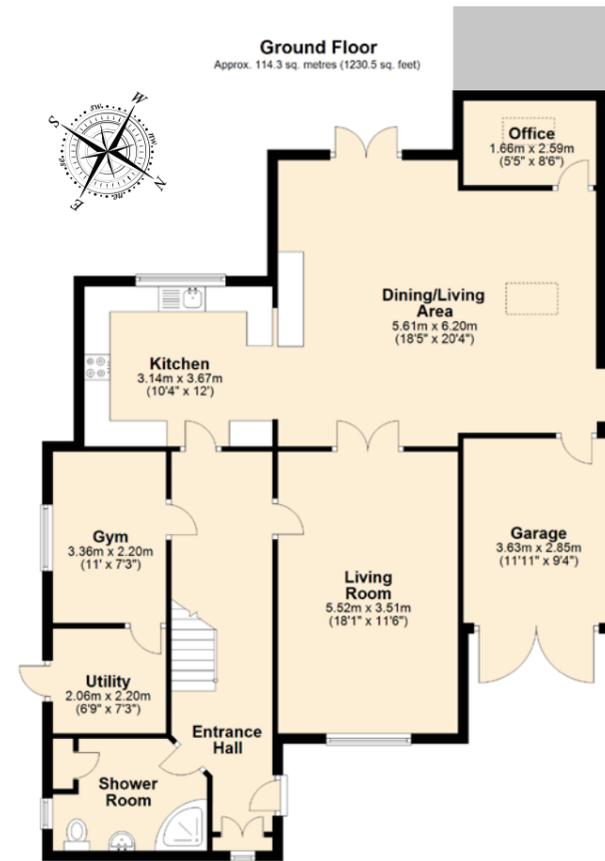
Take the stairs to the light and airy landing. Here you will find the first of the four bedrooms, which has a view over the rear garden and the fields beyond. Adjacent to the first bedroom is a modern family bathroom – ideal for sorting the kids out or enjoying a luxurious bubble bath.





STEP OUTSIDE...

From the kitchen, bifold doors open onto the enclosed south-facing garden to the rear. A lovely lawn and patio area allows for outdoor dining and space for the kids or grandchildren to play safely in sight of the adults. There is also a handy brick built shed to store garden equipment and paraphernalia.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	74	A	B	67
B	C	51	B	C	51
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		



Total area: approx. 190.1 sq. metres (2046.2 sq. feet)
This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

OUT AND ABOUT

Woodnewton is an idyllic but vibrant area surrounded by many other beautiful stone-built homes. A village pub, church, and the village hall with playing fields and equipment, are all ringed by fantastic country walks. The nearby market towns of Oundle and Stamford cater for your shopping needs and provide all the essential amenities.



THE FINER DETAILS

- Freehold
- Detached
- Oil central heating
- Under floor heating
- East Northamptonshire Council, tax band E
- EPC Rating D
- Mains electricity and sewage

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.



33a Main Street, Woodnewton, Northants PE8 5EB



To view please call the team on
01780 437360 | team@pelhamjames.co.uk | pelhamjames.co.uk