



**NORTH STREET**  
Rothersthorpe, Northamptonshire

**Carter Jonas**

## **NEW COTTAGE 18 NORTH STREET ROTHERSTHORPE NORTHAMPTONSHIRE NN7 3JB**

Reception Hall · Sitting Room · Kitchen · Cloakroom  
Three Bedrooms · Two Bathrooms · Garage · Walled  
Garden

### **DESCRIPTION**

A brand new three bedroom stone cottage benefitting from:

- Underfloor heating to the ground floor and radiators to the first floor
- Double glazed windows
- Oak internal doors
- Electric source heat pump
- 6 year new build architects warranty

### **ACCOMMODATION**

Reception hall with staircase rising to the first floor, understairs cupboard and slate flooring which extends to into the living accommodation.

Sitting room with a central fireplace and inset wood burner, French doors opening out to the walled rear garden. Open plan into a kitchen with a breakfast island. Range of kitchen cabinets with integrated appliances to include oven, hob, extractor, fridge and dishwasher. Freestanding freezer.

Rear lobby with cloakroom comprising a toilet and sink. Door to carport/garage.

The principal bedroom is a double room with a high ceiling giving a feeling of space. En suite comprising large walk in shower enclosure, wash basin set within a vanity unit and toilet.

**A SUPERB NEW HOUSE, CONSTRUCTED IN NATURAL STONE WITH THREE BEDROOMS IN A POPULAR VILLAGE WITH EXCELLENT COMMUNICATION LINKS.**



Two further bedrooms both benefitting from high ceilings and a bathroom comprising bath with shower over, wash basin set within a vanity unit and toilet.

#### **OUTSIDE**

The walled rear garden is hard landscaped for ease of maintenance.

An open carport/garage to the front with power and door leading to the rear lobby.

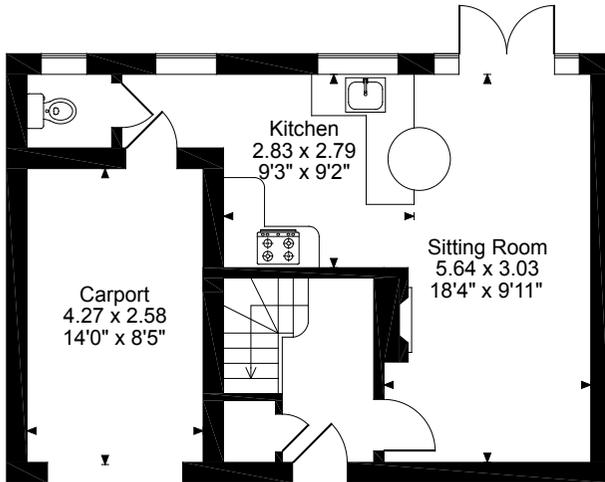
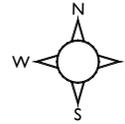
#### **LOCATION**

Rothersthorpe village has a church, day nursery and primary school which feeds into Campion Secondary School in Bugbrooke less than 4 miles away. Bugbrooke offers further amenities to include doctors surgery and pharmacy, public house, hairdresser, general store, bakery, café, village hall and established rugby, football and cricket clubs.

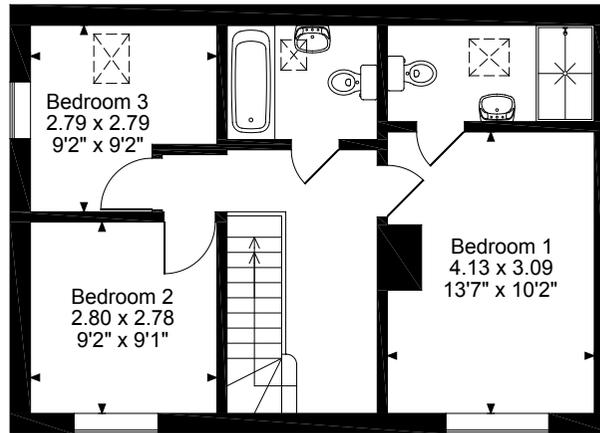
Communication links are good within the area with the M1 (junction 15a) just 3 miles also giving access to the A43 and A45 ring roads. Northampton town centre is 4 miles with mainline services to London and the Midlands.



New House, 18 North Street Rothersthorpe, Northampton  
 Approximate Gross Internal Area  
 Main House = 80 Sq M/861 Sq Ft  
 Carport = 11 Sq M/118 Sq Ft  
 Total = 91 Sq M/979 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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