



**WAKEFIELD COTTAGE**  
Main Road, Duston

**Carter Jonas**

# WAKEFIELD COTTAGE 11 MAIN ROAD DUSTON NORTHAMPTON NN5 6JB

Hall · Sitting Room · Kitchen Breakfast Room  
Cloakroom · Three Bedrooms · Bathroom · Gardens  
Parking · Garage

EPC rating E

## DESCRIPTION

This pretty thatched cottage has been in the same family ownership for the past 47 years, and has been lovingly cared for and retains some fabulous character features, married with modern conveniences to include gas central heating.

Situated next to St Lukes Church, the property is situated within walking distance of Duston village centre and all the leisure and shopping amenities at Sixfields.

## ACCOMMODATION

Entrance hall with coats cupboard and exposed wall beams. A fabulous period oak door with leaded bullseye window opens into the cosy sitting room, comprising a large stone inglenook fireplace with bressummer beam and display shelf over. Inside the Inglenook are two period corner cabinets with side display shelving Exposed ceiling beams, bookshelves, understairs store cupboard with original oak polished door. Window overlooking the rear garden with window seat.

Kitchen breakfast room comprising a range of refitted cabinets with integrated double oven, gas hob, extractor hood and 1¼ bowl sink. Space for breakfast table.

Rear hall with door to garden and cloakroom comprising toilet with concealed cistern, wash basin encased in a vanity unit and a cupboard housing the boiler.

**PRETTY THATCHED COTTAGE, LISTED GRADE II SITUATED CLOSE TO DUSTON VILLAGE CENTRE. THE COTTAGE RETAINS SOME WONDERFUL PERIOD FEATURES AND OFFERS THREE BEDROOMS, WALLED GARDEN AND GARAGE.**



The principal bedroom is a double room with a range of built in furniture to comprise wardrobe, drawers and bedside cabinets.

Bedroom two is a double room with part vaulted ceiling and exposed beam work. Range of built in furniture to include wardrobes, drawers and bedside cabinets.

Bedroom three is a large single room with a raised mezzanine bed with ladder and study desk under with drawers and shelving.

The bathroom comprises a large walk in double shower enclosure. Sink encased in a vanity unit, toilet with concealed cistern, tiled walls and integrated mirror.

### **OUTSIDE**

Situated in the heart of the old part of the village next to the church, the property has a part walled garden. The garden has two mature Yew trees and a Holly tree, lawn, pretty cottage borders, greenhouse and a large garden shed with power connected.

Garage with up and over door, power, lights, side window and door to garden.

### **LOCATION**

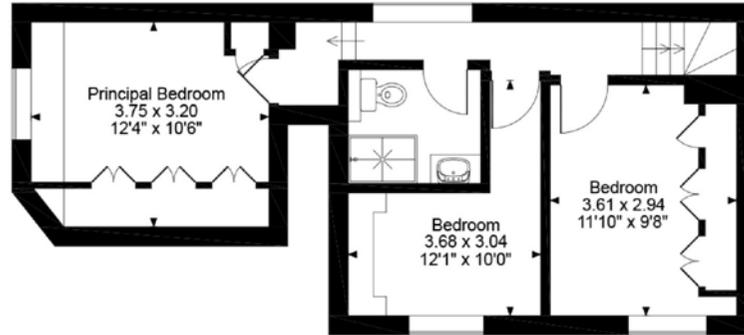
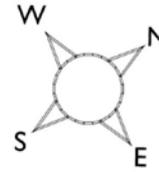
Located in the desirable area of Duston with the local amenities close by to include newsagent, bakery, building society, hairdresser, florist, medical centre, nursery, dental surgery and public houses.

The area caters for children up to and including secondary age in its pre-schools, primary school and secondary school. Local private schools can be found at Quinton House., Northampton High School for Girls and Maidwell Preparatory schools.

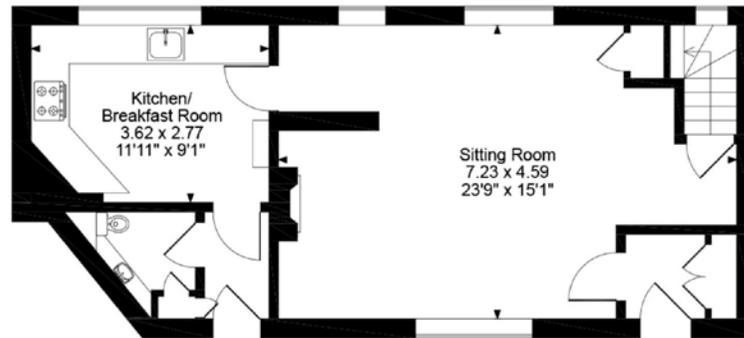
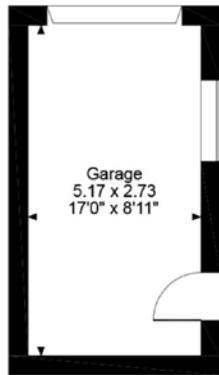
- Northampton Railway Station 3 miles (London Euston 46 minutes)
  - M1 (Junction 16) 4 miles
  - Long Buckby Railway Station 8 miles (Birmingham New Street 50 minutes)
  - M1/M45 (Junction 17) 10 miles
- All times and distances are approximate



11 Main Road, Duston, Northampton, Northamptonshire  
 Approximate Gross Internal Area  
 Main House = 91 Sq M/979 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 105 Sq M/1130 Sq Ft



First Floor



Ground 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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