



# Becketts Cottage

36 Deenethorpe, Corby, Northamptonshire, NN17 3EP



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3EP

**Guide Price £650,000**

A sensational period, Grade II cottage situated in a rural village, with well-proportioned accommodation set out over two floors, a private garden, garaging and off-road parking.

Dating from the 1800's, Becketts Cottage is a quintessential period cottage, which was redeveloped into one property in approximately 1996. Constructed of stone under a Collyweston roof, the house is nestled in the heart of the village, providing country living with amenities just a short distance away.

With an abundance of character and period features, including exposed beams and floorboards, the cottage comprises of four bedrooms of which two boost ensuite bathrooms, a family bathroom, a large sitting room, a farmhouse kitchen/diner, garden room overlooking the private and spacious rear garden, double garage and a large driveway with ample parking for several vehicles. Outside is a sensational, private garden mainly laid to lawn with a mixture of mature shrubs and plants.

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# The Ground Floor

A covered porch leads from the spacious driveway to the front door, which opens into a welcoming entrance hall.

The large and light sitting room provides a fabulous reception room. The ceilings are high with exposed timbers, with a fireplace and wood burning stove creating a centrepiece and a cosy feel to the room. The room enjoys views over the rear garden, complete with one of the front doors of the original two cottages.

From the hallway, the kitchen provides a spacious 'hub of the home' perfect for family life and entertaining with ample space for an informal dining table and chairs, complete with reclaimed terracotta tiles. A range of wall and base units under a solid oak worktop, provides ample storage whilst appliances are integrated including a dishwasher, under counter fridge and Rangemaster oven. A useful utility area is fitted with additional units, a sink and washing appliances.

Leading from the kitchen, the garden room provides an additional reception room to enjoy triple aspect views over the garden, with access via French doors onto a private rear terrace, perfect for alfresco dining and entertaining. The 2007 addition, is fitted with blinds and heating to ensure all year round use of this flexible space.

Leading from the hallway, is the dining room which was an addition to the property in 1996. This provides a formal dining area overlooking the front garden, perfect for entertaining but could also be repurposed into a work from home space or studio. A downstairs W.C completes the ground floor.



# Upsatirs & Outside

## First Floor Accommodation:

The dual staircases from both the kitchen and sitting room, have been maintained to be in keeping with the original two cottages. The landing runs the length of the front of the property, complete with exposed floorboards.

Bedroom one is a spacious double bedroom which enjoys views over the rear garden, complete with built in storage and ensuite shower room. Bedroom two, part of the extension in 1996, is situated to the north elevation, complete with built in wardrobes and a shower room. Bedroom three is another double bedroom, complete with a characterful feature fireplace and built in wardrobes, whilst bedroom four provides the final double room which offers built in storage and has been adapted into a work from home space with a fitted desk and shelves above. The family bathroom completes the first floor.

## Gardens & Grounds:

The private driveway provides ample parking for several vehicles, and leads to a double garage with electric doors, to the east of the property.

The rear, south facing garden is private and spacious, with a mature hedged boundary, mainly laid to lawn with a range of beds and shrubs. A large terrace area is accessible from the sitting room and garden room, providing the perfect location for outside dining and entertaining, complete with a hot tub and water feature (Included within the sale.) A pathway leads around the side of the property through a gravelled garden with a range of shrubs, through a side gate into the rear garden to provide access with larger machinery and tools.





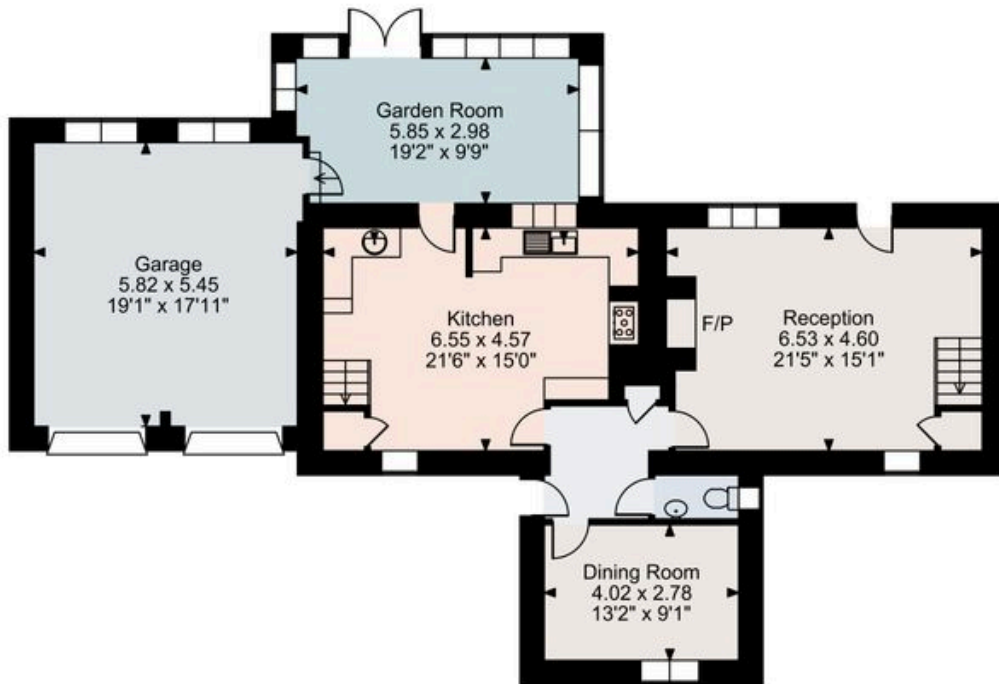




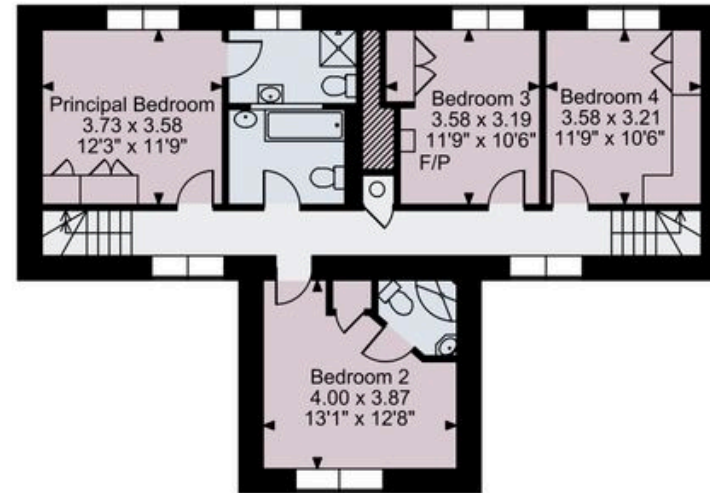
# Floorplans

Approximate Gross Internal Floor Area 1,935 - 2,279 SQ FT

**Deenethorpe, Corby**  
Main House gross internal area = 1,935 sq ft / 180 sq m  
Garage gross internal area = 344 sq ft / 32 sq m  
Total gross internal area = 2,279 sq ft / 212 sq m



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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# Key Information

## Council Tax

Band = G

## Tenure

Freehold

## Services & Additional Information

Mains water, electricity and drainage are connected. LPG central heating . A Hive system is fitted to control heating remotely. Fibre broadband is connected to the property for high speed internet.

Agents Note - Please enter Deenethorpe village via the turning opposite Deene Park Gatehouses.

What3words -  
///blush.respected.airbag

Fixtures and Fittings - Only those mentioned in these sale particulars are included in the sale. All others such as curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

## EPC

EPC Rating = E

PROPERTY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		

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## Enquire

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## More Information



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