



THE CEDARS

EAST FARNDON, NORTHAMPTONSHIRE



KING WEST



KING WEST

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Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

A characterful and beautifully presented village home, with mature private garden and separate self-contained office.

The Cedars

Main Street, East Farndon, Northamptonshire, LE16 9SH

Market Harborough 2 miles (HST London St Pancras International)

Kettering 13 miles (HST London St Pancras International)

Northampton 16 miles (HST London Euston 55 mins)

(All distances approximate)

- Entrance Hall
- Sitting Room, Snug
- Kitchen/Diner/Family Room
- Utility/Boot Room, Cloak Room
- Principal Bedroom with Dressing Room and Ensuite
- Three Further Bedrooms, Family Bathroom
- Self-Contained Office, Single Garage
- Off Road Parking, Mature Private Garden

The Cedars is a wonderful village home of character with sympathetic modern touches. The original property dates from the mid 1800's with later additions to enhance family living.

Situation

Nearby lies the historic town of Market Harborough with a range of everyday amenities including banks, supermarkets, commercial centre, local farm shop, theatre and leisure centre. It is from here that the main line station connects with London St Pancras International within an hour. Nearby is the famous Foxton Locks on the Grand Union Canal, the arm from the foot of the Locks terminates in Market Harborough basin. The entire nationwide canal system is accessible from here.

Further to the north lies the city of Leicester with a comprehensive range of commercial and leisure facilities. Neighbouring towns include Northampton, Leicester, Uppingham and Oakham.

Communications in the area are excellent. The A6 trunk road connects Leicester and Market Harborough whilst the M1 is easily accessible to the west of Leicester and via the A14 to the south at Catthorpe interchange linking with the M6. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

The area is well known for schooling with excellent primary schools in the area, preparatory available at Great Glen, Maidwell, Spratton and senior at Guilsborough, Uppingham, Oakham, Oundle, Leicester and Rugby. Sporting and recreational activities are well catered for in the area. Close-by is the historic Naseby Battlefield site with Prince Rupert's viewing platform just outside the village. Golf is at Leicester, Market Harborough, Kibworth and Luffenham. Water sports, including sailing and fishing are available at Pitsford Reservoir, Rutland Water, near Oakham and fishing on Eyebrook Reservoir near Uppingham.

The Property

The Cedars is a wonderful village home of character with sympathetic modern touches. The original property dates from the mid 1800's with later additions to enhance family living.

The accommodation to the ground floor has a warm and inviting feel, with an attractive kitchen featuring a central island and Rayburn. There is a utility/boot room with access to the garden and a cloakroom off the kitchen. A particular feature of the property is the light filled Kitchen/Diner which also provide access to the patio and mature garden beyond.

Upstairs, the principal bedroom is light filled, with views over the garden, there is a dressing room and ensuite. Three further bedrooms and a family bathroom complete the first-floor accommodation.

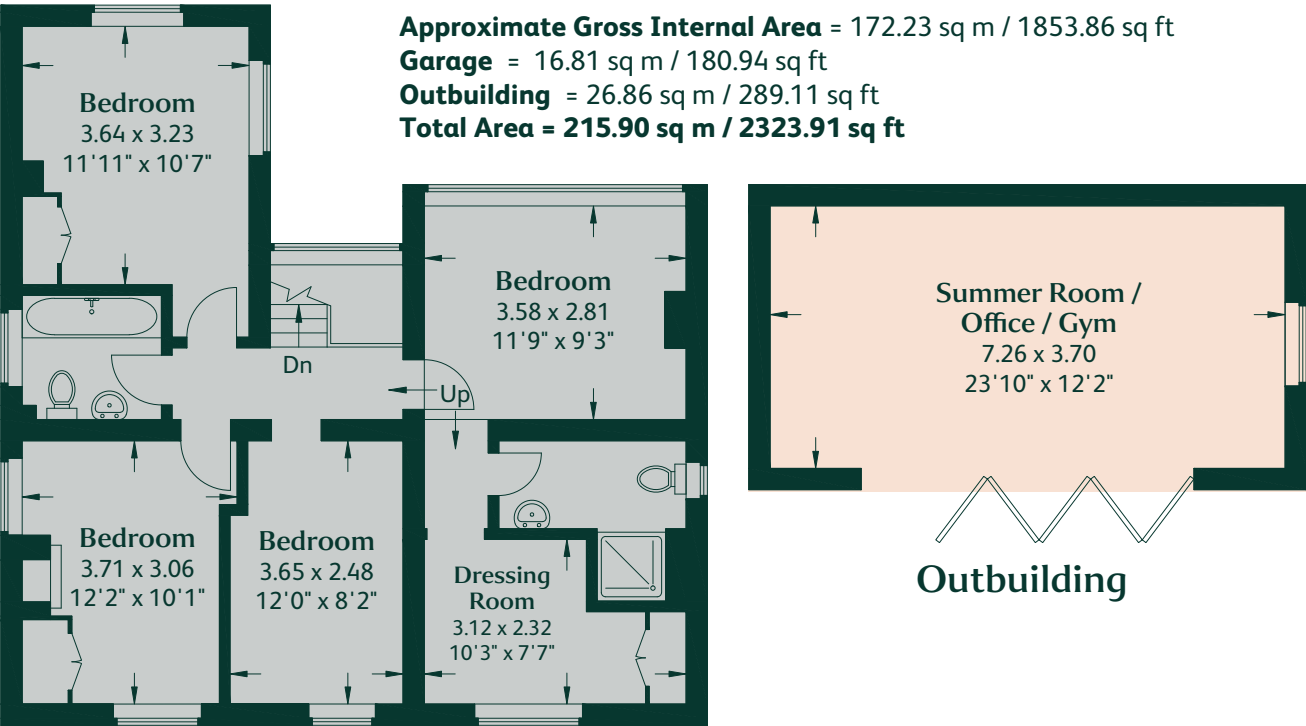
Outside

The Cedars has parking for two vehicles and an oversized single garage. The rear garden is private, with a large patio area for entertaining, a range of mature trees to the borders, flowering perennials and mature shrubs. A walk way lead to a separate office which benefits from under floor heating, power and is alarmed at the bottom of the garden, the space offers flexible usage and also has a raised decked area to enjoy the evening sun.

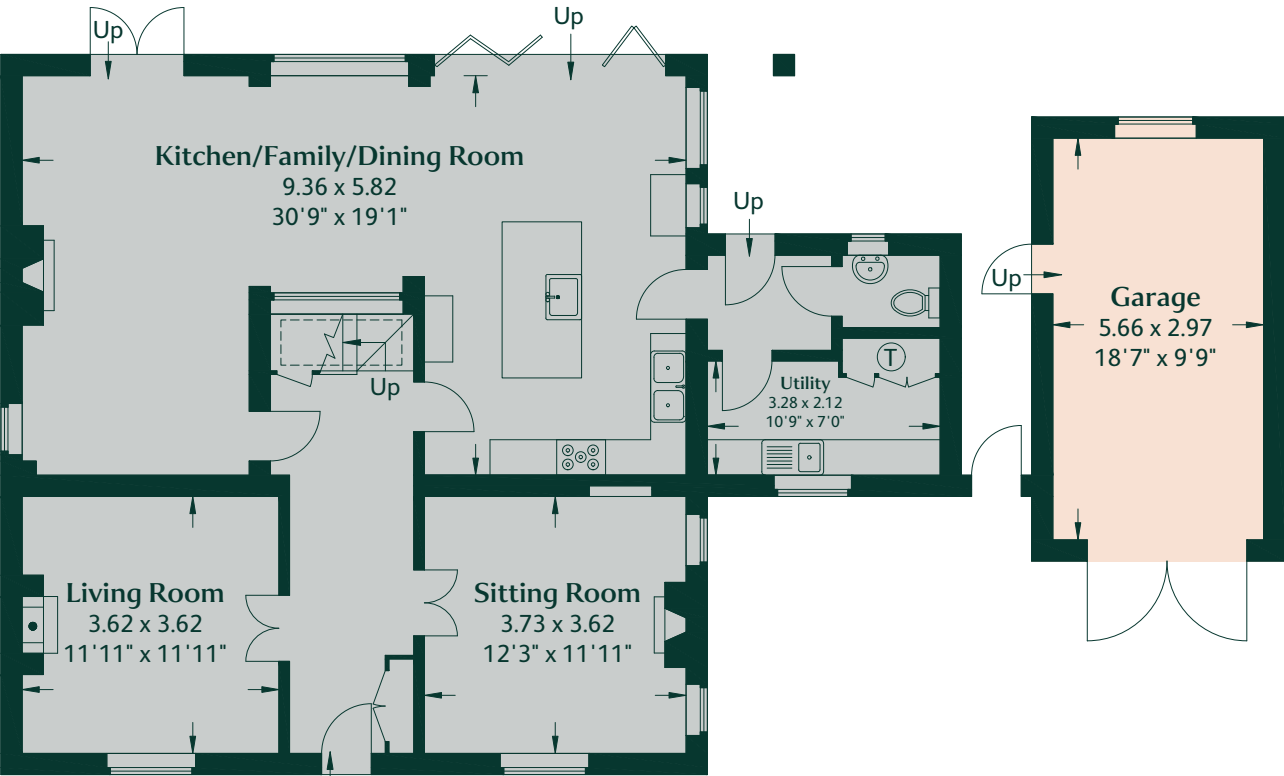




Floorplans



First Floor



Ground Floor

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General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. 01858 435970.

Council Tax Band

Council Tax Band - F

Services

None of the services have been tested by the agents.

Local Authority

West Northamptonshire

EPC Rating

EPC Rating - E





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