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At a glance

- Barn Conversion
- Three Bedrooms
- Bathroom
- Two Gardens
- Single Garage
- Ev Charger
- EPC rating D



Tapp Cottage

Northampton Road
Litchborough
Northamptonshire
NN12 8JB

£425,000

IN DETAIL

A beautiful 1299sq ft. stone under slate barn conversion situated in the highly desired village of Litchborough. Boasting original character features, in brief this home comprises: entrance hall, cloakroom, kitchen/diner, sitting room, three bedrooms and a bathroom. This home also benefits from, oak internal doors, a log-burning stove, two gardens, a single garage, 11kw EV charging point and a driveway allowing off-road parking.



Entrance hall

Enter via the front door into the entrance hall which includes wood effect flooring, doors leading to ground floor accommodation and to the cloakroom.

Cloakroom

The cloakroom includes a Belfast sink, handwash basin and an obscured glazed window to the front aspect..

Kitchen dining room

The kitchen/dining room includes both low level and high level units, a ceramic steel sink with mixer tap, quartz worksurfaces and upstands, space for a dining table, stairs rising to the first floor and integrated appliances such as a double oven, hob with extractor, fridge/freezer, dishwasher and washing machine. Grey wood effect flooring runs throughout and to the rear and front aspect are glazed windows.

Sitting room

The sitting room includes wooden flooring, a brick surround fireplace containing a multi-fuel stove, a window to the rear aspect and French doors leading to the garden.

Landing

Stairs rise from the Kitchen/Dining room to the first floor landing which includes carpeted flooring and doors leading to all first floor accommodation.





Bedroom one

Bedroom one includes carpeted flooring, a space for wardrobes and a glazed window to the rear aspect.

Bedroom two

Bedroom two includes carpeted flooring and a glazed window to the rear aspect.

Bedroom three

Bedroom three includes carpeted flooring and a glazed window to the front aspect.

Bathroom

The bathroom includes a WC, handwash basin, a bath, a stand-alone bath with shower, a separate shower cubicle, wall tiling, a storage cupboard and a glazed Velux window.

Garden

The garden is enclosed by a brick wall and has been landscaped. It is laid to lawn with artificial grass and also includes a patio area for seating, external lighting and a wooden gate allowing access to the garage and parking.

Garage

The single garage, which has power, lighting, glazed window, and a personnel door leading into the second garden adjacent to the garage at the rear.

Garden adjacent to the garage

Entered via the personnel door at the rear of the garage, the second garden has been landscaped with a seating area, artificial grass and timber fencing.



Additional Info

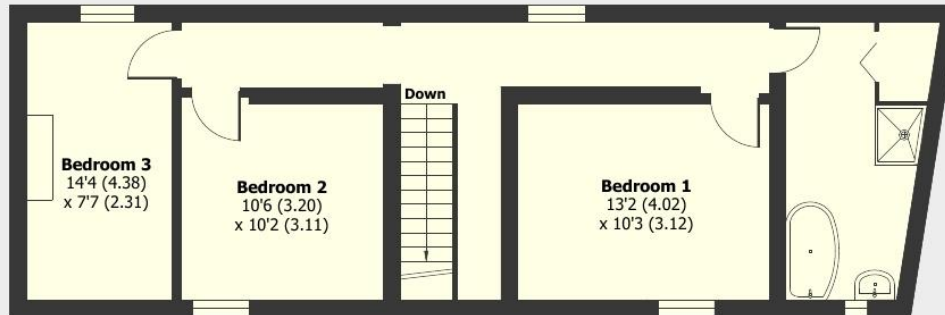
Mains Water, Electricity
Local Authority:
West Northamptonshire
Council
Council tax band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

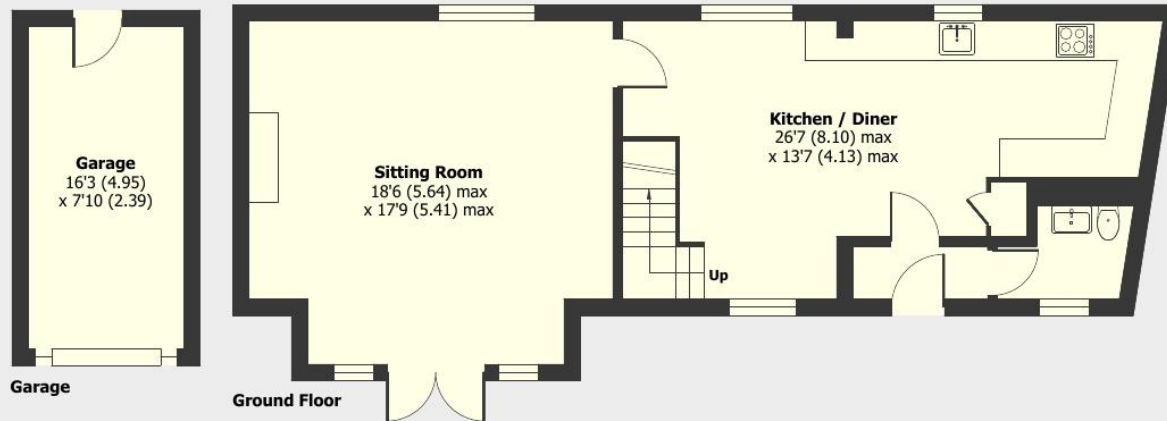
Northampton Road, Litchborough, Towcester, NN12

Approximate Area = 1299 sq ft / 120.6 sq m (excludes garage)

For identification only - Not to scale

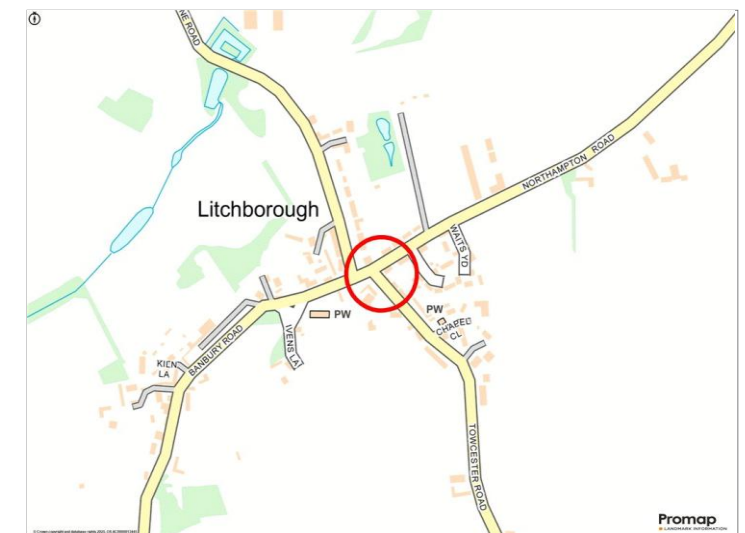
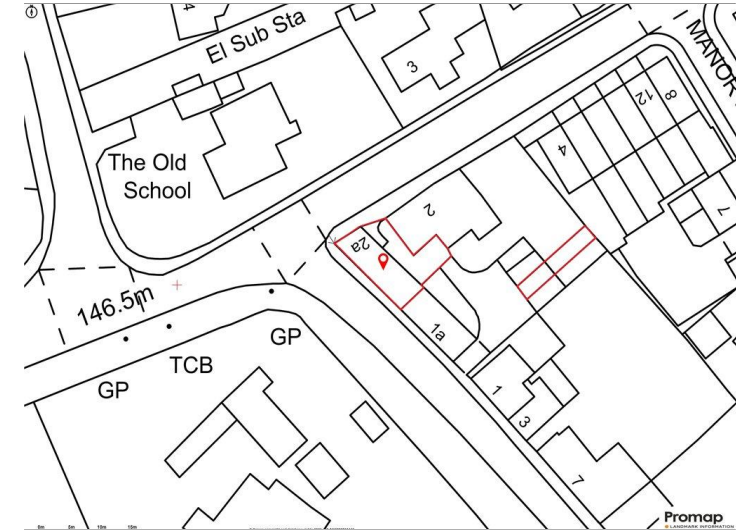


First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Mustard. REF: 1269071



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Mustard has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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