



**For Sale**

**43 Berry Lane, Northampton**

**£450,000**

 **3**

 **1**

 **1**

 **0.11 ac**

 **138 sq m**

**Discover the charm of this semi-detached cottage on Berry Lane, Northampton. With three double bedrooms and a large mature garden, this property offers a perfect family setting. Don't miss your chance to make this sought-after location your new home.**

Located in the heart of Wootton, Northampton, this semi-detached cottage offers a blend of traditional charm and modern living. The property features three spacious double bedrooms, providing ample space for family life. An open-plan lounge and diner create a welcoming atmosphere, perfect for entertaining or relaxing with loved ones. The re-fitted family bathroom and downstairs cloakroom add convenience to your daily routine.

The cottage boasts a conservatory that opens up to a large mature garden, ideal for outdoor activities and enjoying the changing seasons. Ample parking space is available for multiple vehicles, and a workshop at the rear of the property offers additional utility. Positioned in a sought-after area, this home provides easy access to local amenities and schools, making it an attractive choice for families.

Berry Lane is well-connected to Northampton's vibrant town centre, offering a range of shopping, dining, and cultural experiences. Families will appreciate proximity to reputable local schools such as Caroline Chisholm School for both Primary and secondary options. With its desirable location and thoughtful layout, this property is an excellent opportunity for those seeking a comfortable family home.

Opportunities like this in such a prime location are rare. Act quickly to secure your chance to view this inviting cottage and make it your own.

**Joel Beardsmore**

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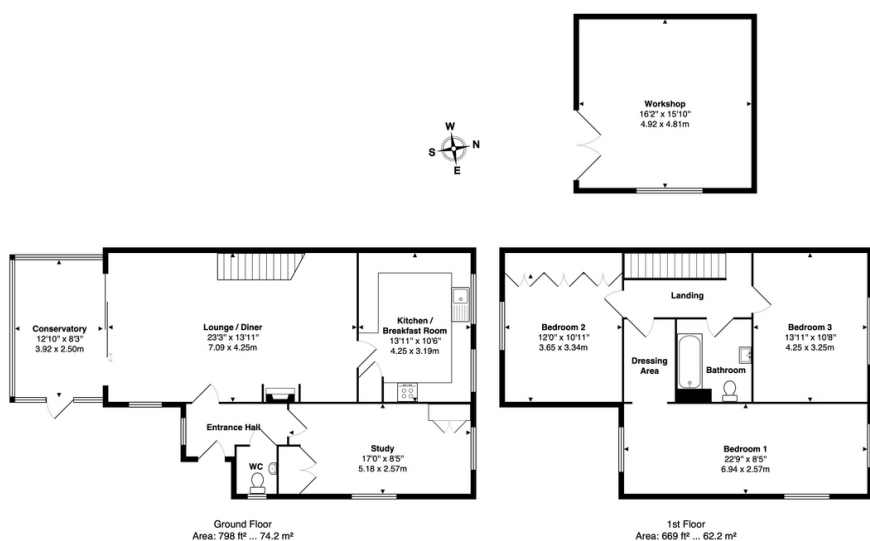
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Total Area: 1468 ft² ... 136.3 m² (excluding workshop)  
All measurements are approximate and for display purposes only

- Sought after Location
- Three Double Bedrooms
- Semi-Detached Cottage
- Open Plan Lounge/Diner
- Downstairs Cloakroom
- Re-fitted Family Bathroom
- Conservatory
- Parking for Multiple Vehicles
- Workshop to the Rear of the Property
- Large Mature Garden

