



JOHN GRAY ROAD,
GREAT DODDINGTON, NORTHAMPTONSHIRE

JACKSON-STOPS 

11 JOHN GRAY ROAD,
GREAT DODDINGTON, NORTHAMPTONSHIRE, NN29 7TF
TOTAL APPROX. FLOOR AREA 1,008 SQ FT/93.6 SQ M (EXCLUDES OUTBUILDINGS AND GARAGE)

BEAUTIFULLY MODERNISED VILLAGE HOME WITH GOOD SIZED GARDEN BACKING ONTO OPEN COUNTRYSIDE AND OFF-ROAD PARKING



DISTANCE

Northampton 9 miles
(London Euston 1 hour)
Wellingborough 2 miles
(London St Pancras 40 minutes)
M1 (Junction 15) 11 miles
Distances/times approximate

GROUND FLOOR

- Entrance hall with cloaks cupboard
- Open plan kitchen/breakfast room
- Utility
- Sitting room

FIRST FLOOR

- Landing with fabulous views
- Three bedrooms
- Refitted bathroom

OUTSIDE

- Off-road parking for several vehicles
- Good sized rear garden
- Backing onto open countryside
- Quiet location

GUIDE PRICE £349,500 Freehold

THE PROPERTY

Occupying a sought after position within this popular village, this mature semi detached home has been extensively refurbished in recent years to create a beautifully presented family residence. Benefiting from generous gardens and delightful open countryside views to the rear, the property combines modern comforts with a peaceful rural setting.

The comprehensive programme of improvements includes a stylish refitted kitchen, contemporary bathroom and cloakroom, replacement windows, and a full rewire, resulting in a home that is ready to move straight into.

The accommodation is approached via a welcoming entrance hall with a useful built in storage cupboard and staircase rising to the first floor. At the heart of the home is the impressive kitchen breakfast room, fitted with a comprehensive range of modern base and wall units, contrasting work surfaces, and an excellent selection of integrated appliances, providing an ideal space for everyday family life and entertaining. A practical utility room and separate cloakroom are located to the rear, with direct access to the garden.

The spacious sitting room is light and inviting, featuring a wood burning stove as its focal point, together with a large front facing picture window and French doors opening onto the rear garden, allowing natural light to flood the room while creating a seamless connection with the outside space.

The first floor offers two generous double bedrooms, a well proportioned single bedroom, and a beautifully refitted family bathroom. The spacious landing benefits from a picture window framing attractive views across the rear garden and neighbouring open countryside.

This is an excellent opportunity to acquire a thoughtfully updated family home in a desirable village location, offering modern living, generous accommodation and picturesque rural views.



OUTSIDE

The property is set back from the road and provides off-road parking for several vehicles with gated timber access to the side leading to the good sized rear gardens being enclosed by timber fencing mainly laid to lawn and adjoining open countryside. There are good sized patio areas to complete the outdoor space.

LOCATION

In the village there is a village shop, a public house, primary school, church and village hall. Wellingborough is the nearest main town and has more comprehensive shopping facilities as well as a mainline railway station with fast trains into London St. Pancras with journey times of around forty minutes. Rushden Lakes (5 miles) has a large Waitrose food and home store and retail area whilst Northampton (9 miles) provides more extensive and cultural facilities. The village is well placed for communication with the A45 providing access to Northampton and the M1 motorway at Junction 15 and the A14 (M1/A1 link) to the north. Both state and private educational establishments are well served in the area and recreational interest in the area includes excellent walking opportunities directly from the village of Great Doddington in and around the Nene Valley, golf at Little Harrowden, Wellingborough and Overstone Park which also benefits from a health and fitness club.

DIRECTIONS SAT NAV NN29 7TF

What3Words: notes.tadpole.silks



PROPERTY INFORMATION

Services: Mains gas, water and electricity. Heating provided by a newly installed gas combination boiler.

Broadband: Fibre optic available

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band B
£1,872.56 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

July 2026

Important Notice:

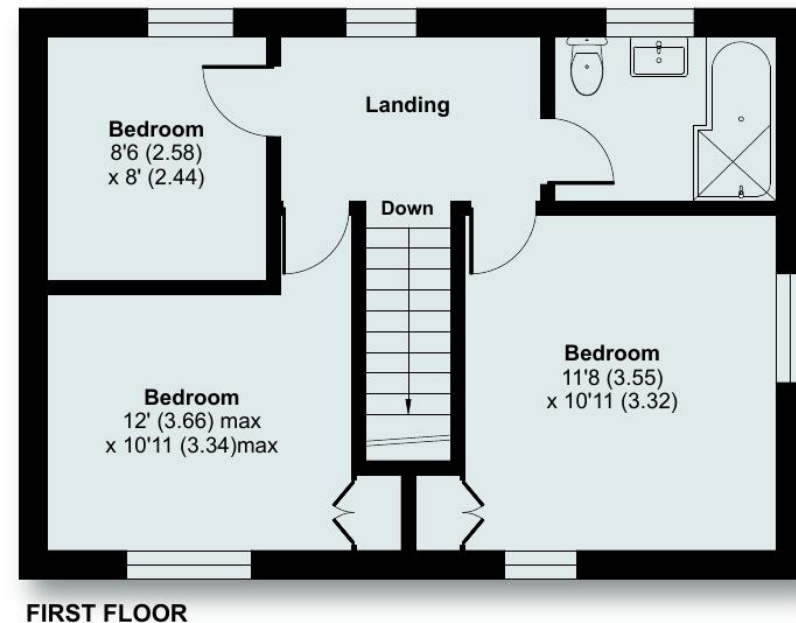
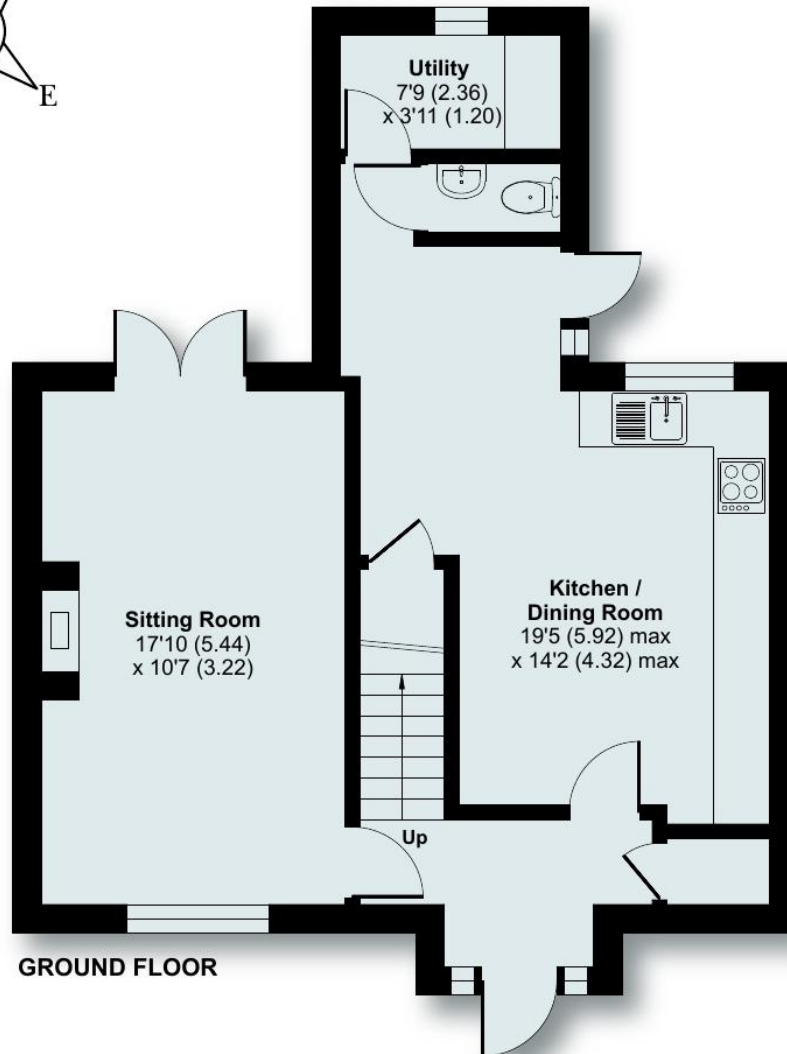
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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11 John Gray Road, Great Doddington, Wellingborough, NN29

Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale





NORTHAMPTON

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PROPERTY EXPERTS SINCE 1910