



## 2 Manor Close

Great Addington, Northants NN14 4BU



**Simpson & Partners**



Set in a sought after village location is this rarely available, spacious four bedroom detached home with double garage and lovely south facing rear garden. This well presented and flexible home is situated in the heart of the village of Great Addington with lovely countryside walks on your door step and a short drive into the Irthlingborough and Woodford where you will find many amenities. Further benefits include three reception rooms, en-suite to master, oil fired central heating and double glazing. Enter the property into hallway with doors to: cloakroom, study set to the front giving the option of working from home, good sized living room set to the rear with door to rear garden and feature fireplace, sliding doors lead through to separate dining room with bow window overlooking the rear garden. Kitchen is fitted with ample storage with built in eye level oven, hob and extractor fan, space for fridge and breakfast bar area, door leads through to a useful utility room having built in storage and space and plumbing for white goods. To the first floor are four good sized bedrooms with built in storage, family bathroom and en-suite to master. Externally to the front is a good sized front garden laid to lawn with mature shrub planting and gated access to the rear, block paved driveway providing ample off road parking leading to a double detached garage with two up and over doors, side door and window, power and light connected. The rear garden is a particular feature of the property with large lawn, mature planting, patio areas, all enclosed with timber fencing. Viewing is highly recommended to appreciate the location and size of this family home.



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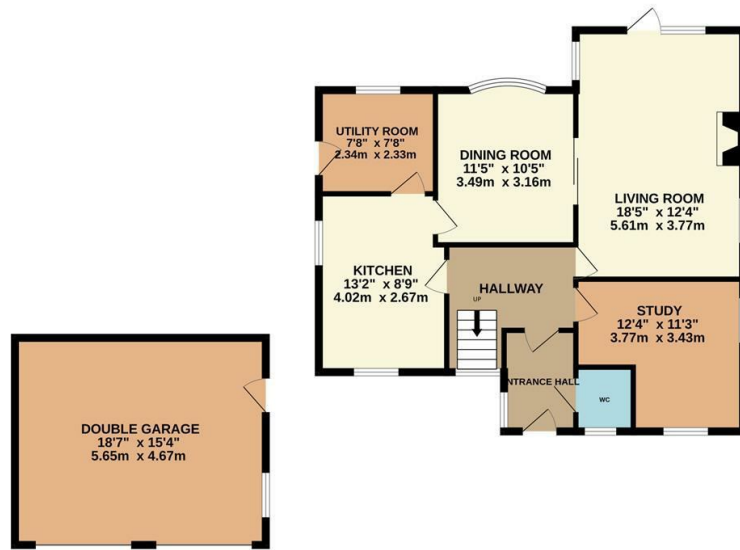
Price £535,000



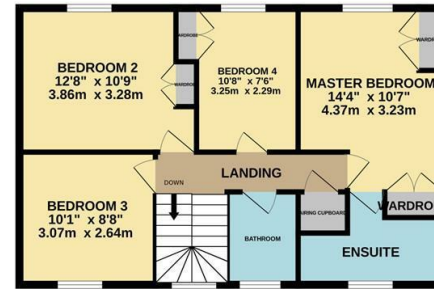
Great Addington is a small Northamptonshire village with many rural walks on your doorstep, 12th century Church, village pub and primary school. Irthlingborough and Thrapston are located a short drive away offering many amenities to include shops, cafe's, restaurants, schools, etc.



GROUND FLOOR  
1066 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1709 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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