



The Old Forge, 5 Manor Farm Court
Titchmarsh, Northants NN14 3EJ



Simpson & Partners



Offered to the market with NO CHAIN. This well presented character home is situated in the heart of the village of Titchmarsh with countryside walks on your doorstep and local amenities available in the village. Converted in 1989 to provide spacious living accommodation with double garage, off road parking and garden with views of the local Church. Enter the property into the spacious hallway with doors to: living room boasting feature fireplace with inset log burner and shelving, patio doors to the garden and double doors leading through to: dining room with patio doors to rear. Spacious kitchen fitted with wood units and inset double eye level oven, tiled flooring and space and plumbing for white goods, three bedrooms with the master boasting en-suite wet room and built in storage. Family bathroom fitted with a three piece suite comprising bath with shower over, tiled walls and flooring. The property is set on a corner plot with gravel driveway providing off road parking leading to a double garage. The rear garden is laid to lawn with mature shrub borders, natural hedge and lovely views of the local Church. Viewing is highly recommended to appreciate this unique home. Council Tax Band D. EPC Rating D.

🛏 3

🚿 2

🚗 2

Offers In Excess Of £450,000



Titchmarsh is a small East Northamptonshire village set in rolling countryside with local amenities to include village shop, pub/restaurant, school and church. Close by are the market towns of Thrapston and Oundle offering many further facilities to include shops, cafes, dentist, doctors and leisure centre.



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Good road network links to the A1/M1 and train stations are located in Huntingdon, Peterborough and Kettering.



GROUND FLOOR
1171 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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