



**Connells**

Manor Road  
Pitsford Northampton





## Property Description

An excellent opportunity to purchase a lovely three bedroom cottage situated in Pitsford village on the outskirts of Northampton. The property has a wealth of fabulous features to include two log burners and feature fireplaces. The style is a mix of modern and traditional and would make an ideal family home. The country style kitchen is light and airy and has a wonderful aspect out to the garden.

**\*\*AN EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT\*\***

The accommodation in brief comprises three reception rooms, ground floor cloakroom, kitchen and to the first floor there are three bedrooms with en-suite to the master bedroom and a family bathroom.

Outside there is a fabulous walled mature garden with many bushes and shrubs. This would be a joy to sit in during the sunny days.

## Porch

Entered via door to front elevation with two windows, door to:-

## Snug

13' 6" x 10' 10" ( 4.11m x 3.30m )

Double glazed window to front and French style doors to rear leading to a walkway. Radiator, through to the lounge, steps and door to Pantry.

## Lounge

14' 6" x 12' 9" excluding recess ( 4.42m x 3.89m excluding recess )

Double glazed bay window to rear elevation, log burner with wood mantle over, radiator. Stairs rising to first floor.

## Study

14' 3" x 9' 6" ( 4.34m x 2.90m )

Double glazed window to front, side and rear elevations, radiator.

## Pantry

Accessed from the snug there is a storage cupboard & pantry. Steps lead to:-

## Kitchen/ Diner

17' 4" x 12' 4" ( 5.28m x 3.76m )

Two double glazed windows to front elevation with window seats, three electrically operated Velux windows, a gorgeous country style fitted kitchen comprising a range of floor and wall mounted units, sink with mixer tap over, range style cooker with extractor over, built in microwave, log burner, quarry tiled floor, spot lights to ceiling, integrated fridge/freezer and dishwasher. Door to:-

## Inner Lobby

Open to utility and door to cloakroom and to the side elevation leading to the garden.

## Utility

Double glazed window, base units with Butler style sink and space for hanging coats, space and plumbing for washing machine, overhead large storage shelf.

## Ground Floor WC

Wash hand basin, low level WC, radiator.

## First Floor Landing

Access to loft, double glazed window to front elevation over stairs, doors to:-

## Bedroom One

14' x 11' 1" ( 4.27m x 3.38m )

Double glazed window to front and rear, radiator, door to:-

## En-Suite

Obscure double glazed window to side elevation, chrome ladder style radiator, shower cubicle, wash hand basin with vanity below, tiled splash backs, low level WC.

## Bedroom Two

11' 11" to wardrobes x 10' 8" ( 3.63m to wardrobes x 3.25m )

Double glazed window to rear elevation, radiator, built in wardrobes.

## Bedroom Three

10' 2" x 8' 3" ( 3.10m x 2.51m )

Double glazed window to rear elevation, radiator.

## Bathroom

Double glazed window to front elevation, panelled bath with shower and screen over, low level WC, wash hand basin set in vanity unit, tiling to walls, radiator.

## Outside

The property has a fabulous garden with a walled frontage, mature shrubs and plants, lawn area and a lovely wall enclosed patio area & water feature.















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**EPC Rating: Awaiting**

Tenure: Freehold

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