



**Manorfield Close, Northampton NN3 9SL**

**welcome to**

**Manorfield Close, Northampton**

An extended end of terraced property situated on a corner plot within a cul de sac with the popular Little Billing area of Northampton



### **Lounge**

19' 4" x 11' 5" max ( 5.89m x 3.48m max )

Double obscure glazed window to the front aspect, fire surround with mantle over housing gas fire and hearth, dog legged stairs to first floor landing, central heating thermostat, two radiators and doors to kitchen and study/bedroom three.

### **Study / Bedroom Three**

13' 4" x 10' 5" ( 4.06m x 3.17m )

Three double glazed windows to the front and side aspects, door to ensuite, radiator, wall mounted air conditioning unit, double glazed door to the garden

### **Wet Room**

10' 3" x 6' 7" ( 3.12m x 2.01m )

Double glazed obscure window to the rear aspect, WC, wash hand basin, shower, part tiled and radiator.

### **Kitchen**

11' 5" x 6' 7" ( 3.48m x 2.01m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash backs, filter hood, plumbing for washing machine, inset ceiling lights, space for fridge/freezer, double glazed window to the rear aspect, radiator and double glazed door to the garden.

### **Landing**

Double glazed window to the side aspect, dog legged stairs rising from the lounge, access to loft space, doors to the bedrooms and bathroom.

### **Bedroom One**

11' 5" x 11' 7" max ( 3.48m x 3.53m max )

Double glazed window to the front aspect, cupboard housing central heating and hot water boiler and radiator.

### **Bedroom Two**

11' 5" x 8' 6" max ( 3.48m x 2.59m max )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

WC, wash hand basin, bath with mixer taps and shower over, infinity extractor fan and full tiled walls

### **Externally**

#### **Front Garden**

Open lawned frontage, well stocked borders with mature shrubs and a twisted hazel tree. paved path to front, driveway providing off road parking leading to the garage and gate leading to side.

#### **Side / Rear Garden**

Fully enclosed with fencing with side gated access, paved patio areas, lawned garden with well stocked borders with an array of mature shrubs, timber garden shed with power and lighting and outside tap.

#### **Garage**

16' 4" x 8' 6" ( 4.98m x 2.59m )

Electric up and over door, power and light connected, door to storage shed and undereaves storage.



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welcome to

## Manorfield Close, Northampton

- Extended end of terraced property
- Corner plot and cul de sac location
- Two/three bedrooms
- Ensuite, wet room and bathroom
- Gardens to the front, side and rear aspects

Tenure: Freehold EPC Rating: Awaiting

**£235,000**



Please note the marker reflects the postcode not the actual property

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