



**MARK BELCHER**  
ESTATE AGENTS

5 Manor Road, WOODFORD HALSE,  
Northamptonshire NN11 3QP

**5 Manor Road, WOODFORD HALSE,  
Northamptonshire NN11 3QP**

**£279,950**

A WELL PRESENTED three bedroom semi-detached property on a GOOD SIZED PLOT with SCOPE FOR EXTENSION, located in the popular village of Woodford Halse. The property briefly comprises lounge, dining room, kitchen, DOWNSTAIRS CLOAKROOM, three bedrooms, bathroom, front and rear gardens, OFF ROAD PARKING FOR TWO CARS, single garage and further benefits from UPVC double glazing and gas to radiator heating. EPC = D

**Location**

Woodford Halse is a larger than average village with a greater selection of amenities than normal including numerous shops, post office, library, primary school and Parish church. The village is surrounded by rural countryside with places of interest nearby including Sulgrave Manor, the ancestral home of George Washington and the beauty spots of Badby Woods and Fawsley Park. Both Banbury and Daventry are approximately eight miles distant, together with the M40 Junction 11. The M1 is approximately twelve miles north at junction 16, Daventry. There is a railway service from Banbury to London Marylebone



## Entered Via

UPVC double glazed door into

## Hallway

Stairs rising to first floor, smoke alarm, double panel radiator, under stairs storage cupboard, wood panel doors to lounge, dining room, kitchen and cloakroom.

## Lounge

14'4" x 11'4" (4.37m x 3.45m)

Wood laminate flooring, radiator, UPVC double glazed patio door to rear garden, feature stone fire with granite hearth, multi-fuel burner inset.

## Dining Room

11'4" x 9'5" (3.45m x 2.87m)

UPVC double glazed window to front aspect, single panel radiator, dado rail, coved ceiling, wood laminate flooring, ½ height wood partially to walls

## Kitchen

11'1" x 9'9" (3.38m x 2.97m)

Refitted with a range of base and eye level units with rolled edge work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in stainless steel double electric oven and gas hob with extractor fan over, integrated fridge freezer, slimline dishwasher, tiled floor, single panel radiator, two UPVC double glazed windows to rear aspect, UPVC double glazed door to side aspect, downlighters.

## Cloakroom

Fitted with low level WC, wash hand basin, single panel radiator, frosted UPVC double glazed window to side aspect.

## Landing

Two UPVC double glazed windows to front and side aspects, access to loft, double panel radiator, wood panel doors to all first floor accommodation.

## Bedroom One

14'3" x 9'6" to front of wardrobes (4.34m x 2.90m to front of wardrobes)



UPVC double glazed window to rear aspect, built in wardrobes and cupboards with shelving, dado rail

## Bedroom Two

11'5" x 9'7" (3.48m x 2.92m)

UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring.

## Bedroom Three

10'0" x 7'4" (3.05m x 2.24m)

UPVC double glazed window to rear aspect, single panel radiator.

## Bathroom

Fitted with three piece suite comprising panel bath with Triton shower over, pedestal wash hand basin, low level



WC, tiling to all water sensitive areas, extractor fan, single panel radiator, frosted UPVC double glazed window to side aspect.

## Outside

### Rear

A well kept good sized rear garden which is mainly laid to lawn with shrub borders, there is a decked patio area directly outside the property and a pathway running the length of the garden. Enclosed by timber panel fencing.

### Front

Driveway leading to single garage with up and over door, garden is mainly laid to lawn with plant and shrub borders, gated access to rear, enclosed by low level picket fencing.

To arrange a viewing please call  
**01327 264111**

#### DRAFT DETAILS

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property. The mention of any appliances and/or services within these details does not imply they are in full and efficient working order. Fixtures and fittings mentioned in draft particulars are not confirmed as being included in the sale.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

#### MORTGAGE INFORMATION

We can arrange for you to receive free independent mortgage advice. Please call to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

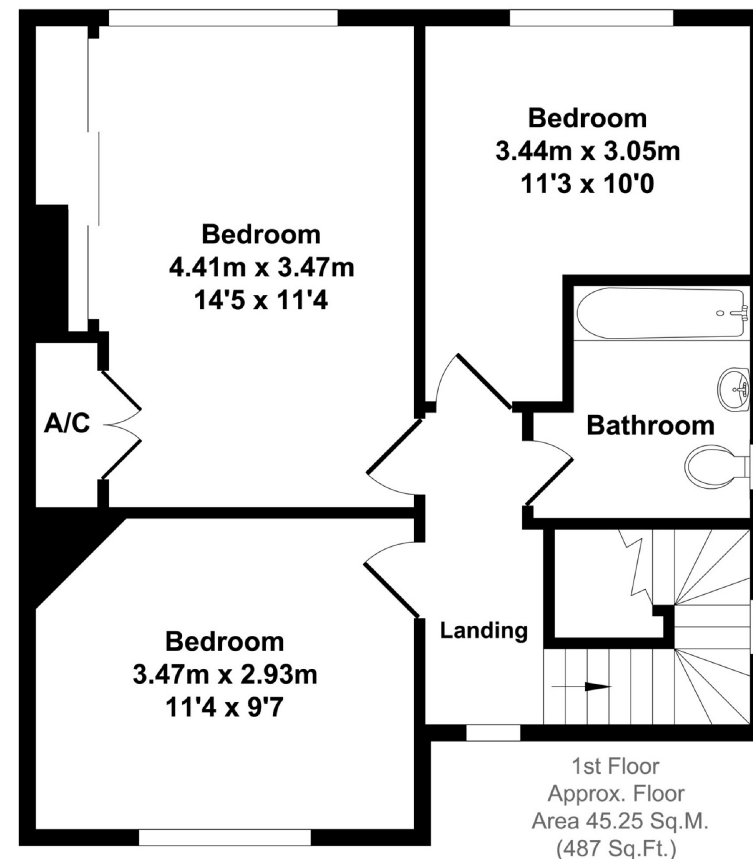
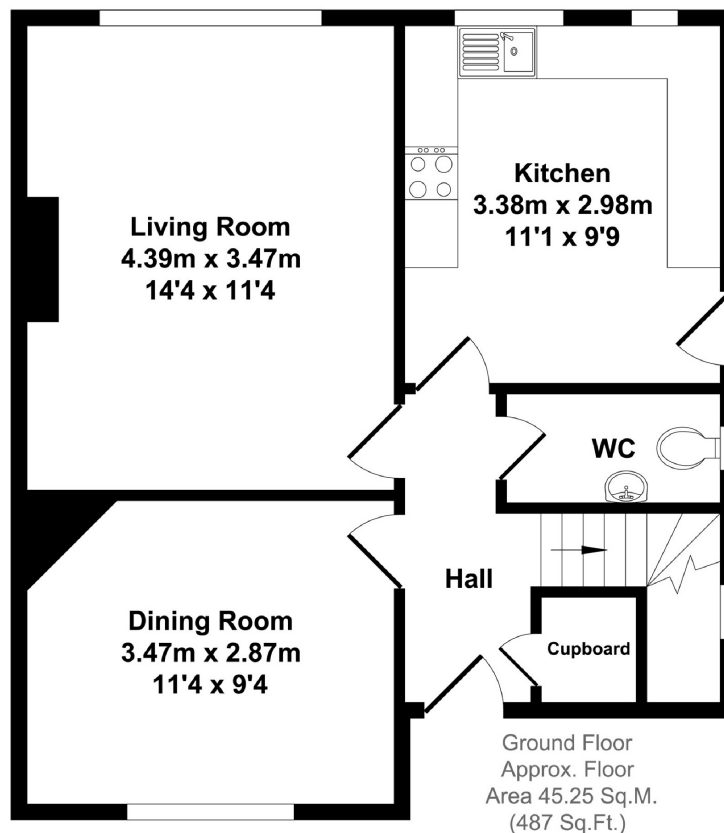
#### VIEWING ARRANGEMENTS

Please call us to make an appointment to view this property. We are open:

<b>Monday to Friday</b>	9.00 am - 6.00 pm
<b>Saturday</b>	9.00 am - 4.00 pm
<b>Sunday</b>	CLOSED

#### PROPERTY VALUATIONS

We have some of the most experienced property valuers and would welcome the opportunity to carry out a FREE VALUATION and MARKET APPRAISAL of your home. Valuation appointments available seven days a week.



Mark Belcher Estate Agents  
14 Station Road, Woodford Halse,  
Daventry, Northamptonshire, NN11 3RB

01327 264111  
sales@markbelcher.co.uk



rightmove Zoopla PrimeLocation.com

**MARK BELCHER**  
ESTATE AGENTS