



# Manor Road

Mears Ashby, Northamptonshire

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SALES & LETTINGS





## Manor Road

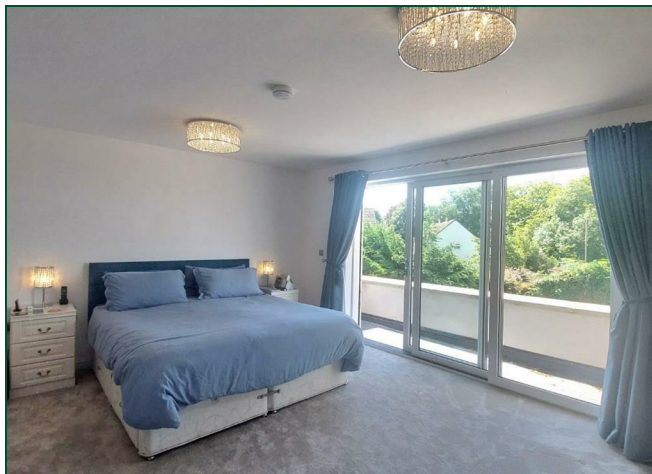
Mears Ashby  
NN6 0DU

Guide Price  
£850,000

Sitting on a corner plot enjoying stunning views is this executive spacious five/six bedroom extended detached family home, with circa 3177 sq ft of living space to include an indoor swimming pool. The property has undergone extensive refurbishment by the current owners to include a large extension, high spec re-fitted kitchen, shower room, two en-suites and family bathroom.

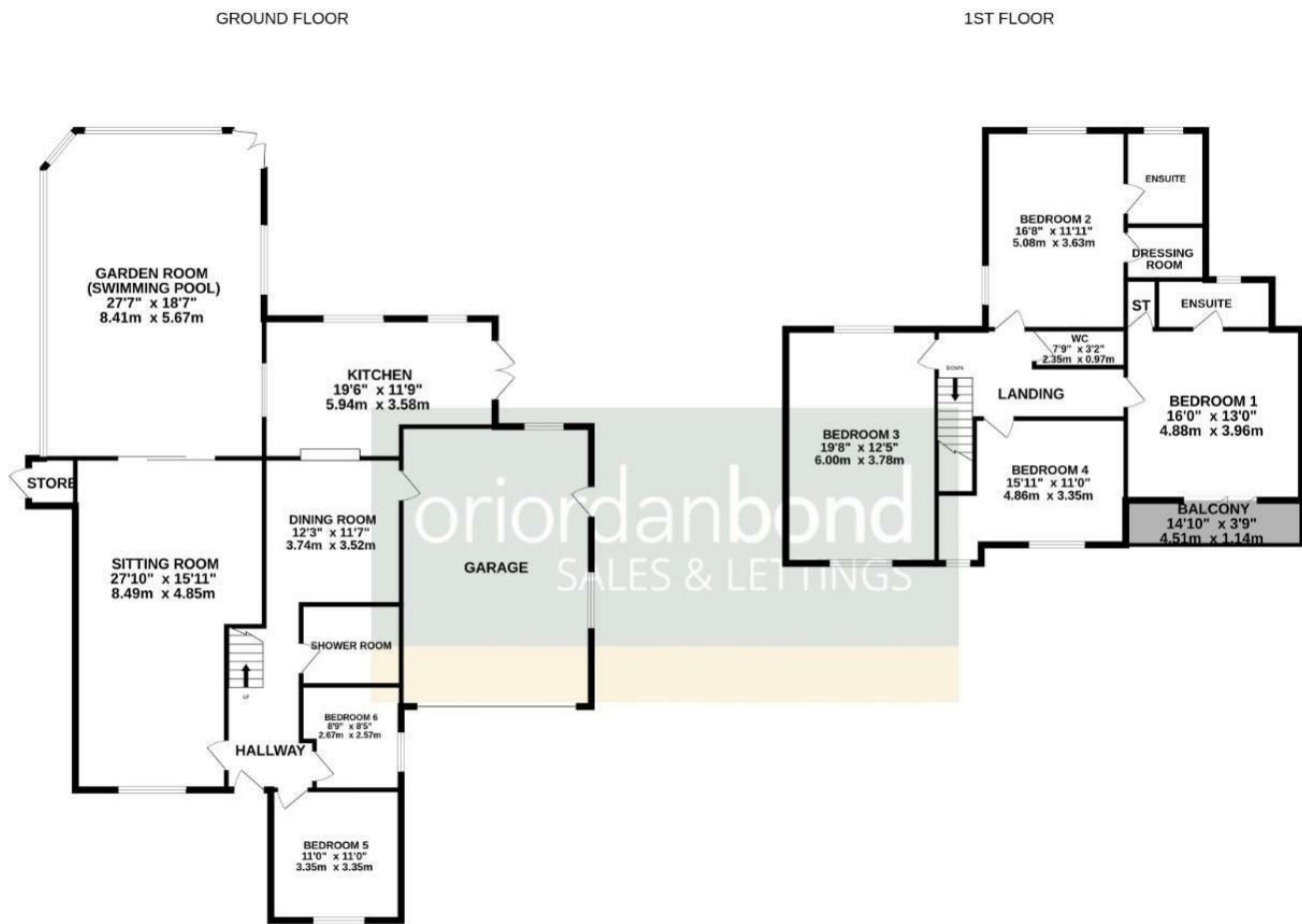
Offered for sale with no onward chain. the sellers have added a balcony from the master bedroom giving a relaxed feel. The accommodation comprises entrance hall, large open plan re-fitted kitchen and dining room with marble work surfaces, built in NEFF appliances including double oven, large fridge and freezer and induction hob with extractor over, SMEG dishwasher and French doors opening to a private patio, a large sitting room with glass sliding doors opening into a large garden style room with indoor swimming pool and French doors opening to the rear garden, re-fitted 'Porcelanosa' shower room with walk-in shower, double bedroom, study/bedroom six, first floor landing, master bedroom with re-fitted 'Porcelanosa' en-suite, dressing room and sliding glass doors opening onto a balcony enjoying stunning views over the countryside. second double bedroom with re-fitted Porcelanosa' shower room and dressing room, two further double bedrooms and separate WC. Outside is a lawned front garden with large driveway providing off road parking for up to four vehicles leading to a garage. To the rear is a private enclosed wrap around lawned garden with mature planting, private patio with seating area and hot tub. Further benefits include uPVC double glazing and gas central heating. (A/3177/M)

- Executive detached five/six bedroom residence
- Two en-suite bedrooms
- Indoor swimming pool
- Large open plan re-fitted kitchen and dining room
- Private enclosed wrap around garden
- Ample off road parking and garage









TOTAL FLOOR AREA : 3177sq.ft. (295.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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**Additional information**

- Council Tax Band: E
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Earls Barton Sales**

01604 810088

earlsbarton@oriordanbond.co.uk

