



Manor Park, Northampton, NN7 3NN



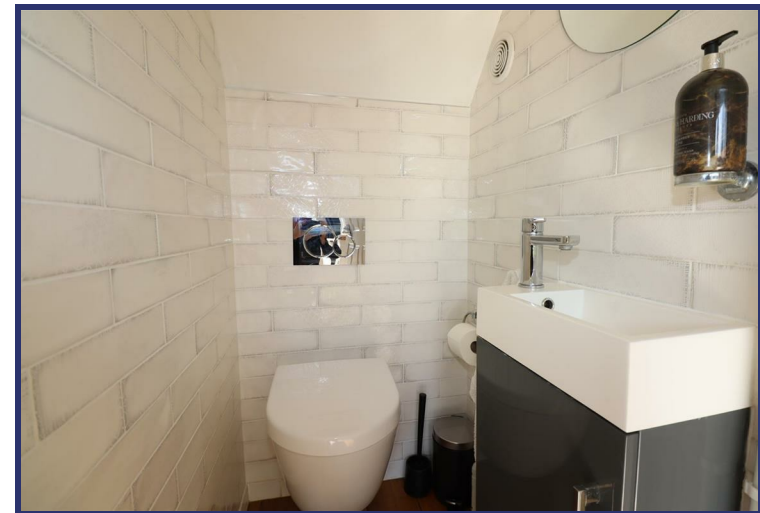
69 Manor Park
Nether Heyford
Northampton
NN7 3NN

£375,000

Situated in a quiet cul de sac in the popular village of Nether Heyford is this well presented three bedroom detached home with single attached garage.

The accommodation comprises, entrance hall, downstairs cloakroom, sitting room, dining room and a kitchen to the ground floor. The first floor comprises, three bedrooms and a shower room. To the outside there is a fully enclosed rear garden, a block paved driveway for several vehicles and an attached garage.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- SEPARATE SITTING ROOM & DINING ROOM
- MODERN KITCHEN WITH APPLIANCES
- DOWNSTAIRS CLOAKROOM
- GAS TO RADIATOR CENTRAL HEATING
- DOUBLE GLAZED
- ATTACHED SINGLE GARAGE & EV CHARGER
- CUL DE SAC LOCATION
- VIEWING RECOMMENDED





Accommodation - Ground Floor.

The property is entered via a part glazed door into the entrance hall with an adjacent full height glazed panel and a further window to the side aspect. Limestone flooring with karndeian flooring beyond. The staircase rises to the first floor. Personal door leads into the garage. Door leads into the sitting room, which is located to the front of the property and has a bow window to the front aspect. Glazed double doors into the dining room. Karndeian flooring extends into the dining room and French doors open into the garden, there is also a further window overlooking the rear garden. Access into the kitchen and cloakroom.

The cloakroom is fitted with a two piece suite comprising a wall mounted vanity wash basin with storage cupboard under and a W.C. with concealed cistern. Extractor fan. Fully tiled walls. Karndeian flooring.

The kitchen has been fitted with a range of oak painted floor and wall mounted units with quartz working surfaces over. An inset stainless steel sink unit with a 'Franks' stainless steel mixer tap over and a draining board integrated into the quartz worktop. Under-unit lighting. Integrated 'Neff' appliances to include a 'fridge/freezer, slimline dishwasher and washing machine. Built-in electric oven with a four ring ceramic hob and an extractor hood over along with a built-in microwave, again all are 'Neff' appliances. Window to the rear aspect. Karndeian flooring.

with shrub and flower borders. A block paved pathway leads to the top of the garden. A timber gate on the right hand side of the home allows access to the front of the property and there is an outside water tap.

Cost/ Charges/ Property Information

Tenure: Freehold.
Local Authority: West Northants Council.
Council Tax Band: Band D.

Location & Schooling

Schools in the area include Bliss Charity Primary School in Nether Heyford, Kislingbury Primary School, Weedon Bec Primary School, Bugbrooke Community Primary School, Campion Secondary School in Bugbrooke and Greens Norton Church of England Primary School. Nether Heyford has two public houses, a village shop, a butcher's and a hairdresser's.

Agents Note

Please note that the vendor of the property is a relative of an employee of GRMP Ltd, trading as Carters Estate Agents.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.



First Floor

Landing Window to the side. Access to loft space. Airing cupboard housing the wall mounted gas fired combination boiler serving the radiator central heating system and the domestic hot water. The main bedroom is located to the rear of the property with a window overlooking the rear garden. The second bedroom is also of double size and has fitted wardrobes to one wall with a window to the rear aspect. The third bedroom also has a window to the front aspect.

The shower room is fitted with a three piece suite comprising a shower cubicle with sliding glass doors, a wall mounted vanity wash basin with storage under and a W.C. Heated towel rail. Extractor fan. Fully tiled floor and walls. Obscure window to the rear.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



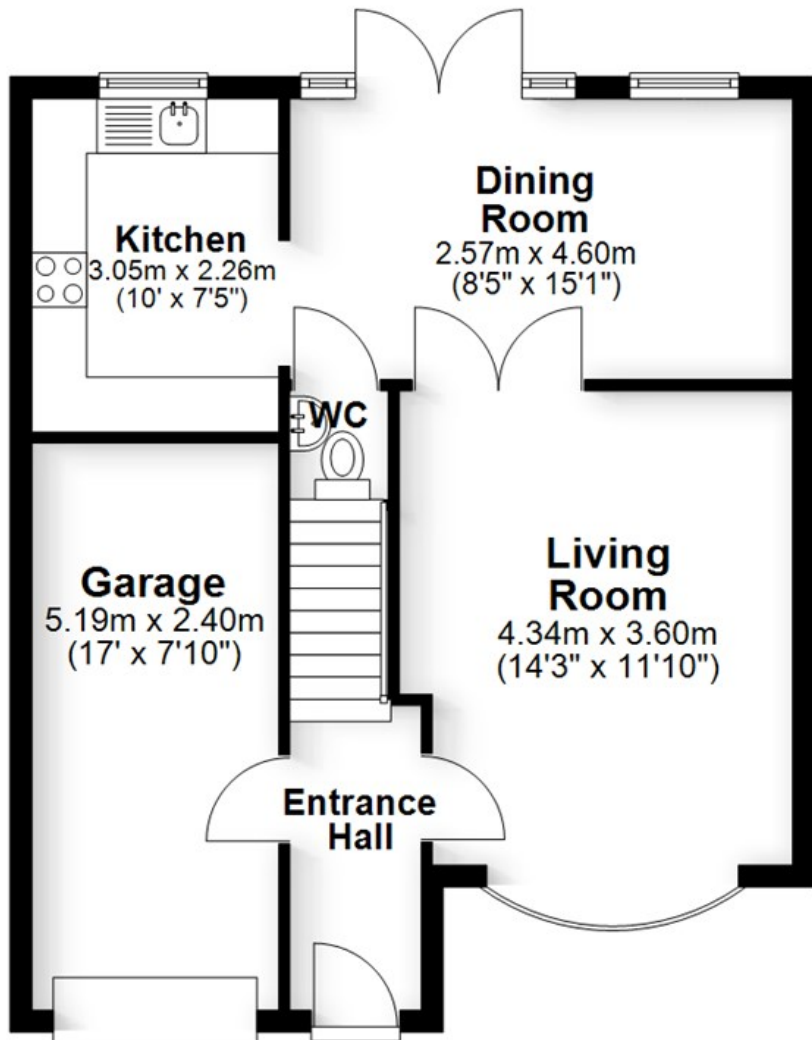
Exterior

The Garage & Driveway - The property has an attached garage with power and light connected and an up and over door to the front. A personal door leads into the entrance hall to allow easy access from the home. To the front of the garage there is a generous block paved driveway providing off road parking for several vehicles. EV charger.

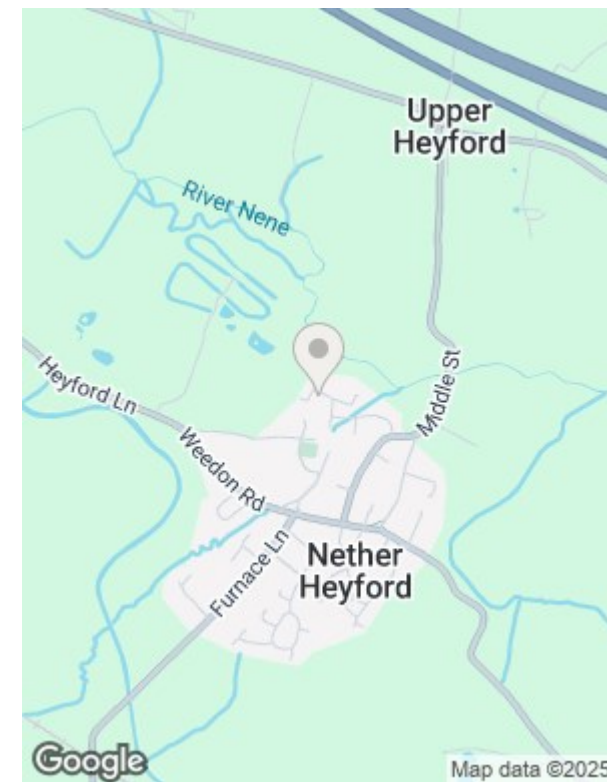
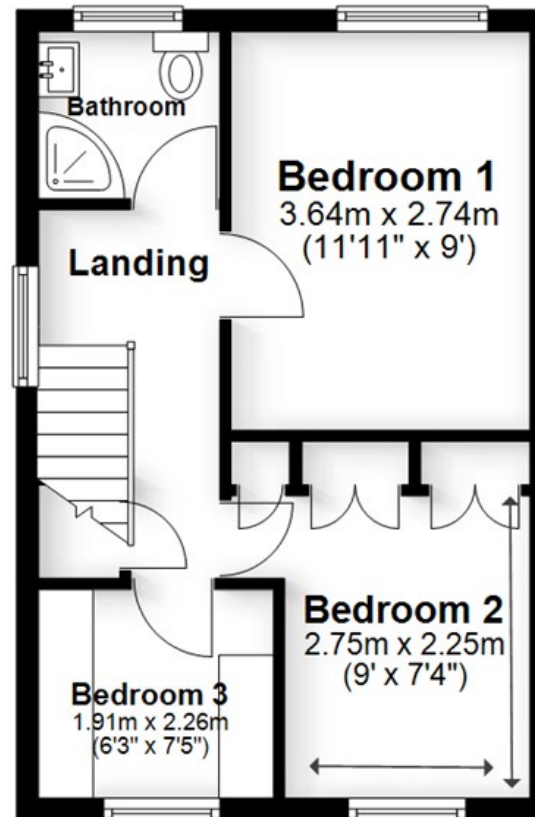
Rear Garden - The rear garden is fully enclosed by timber fencing. A large patio seating area spans the width of the home with a central lawned section beyond



Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.