



3 Manor Farm Road
Great Billing Village, Northamptonshire

oriordanbond
SALES & LETTINGS



3 Manor Farm Road

Great Billing Village

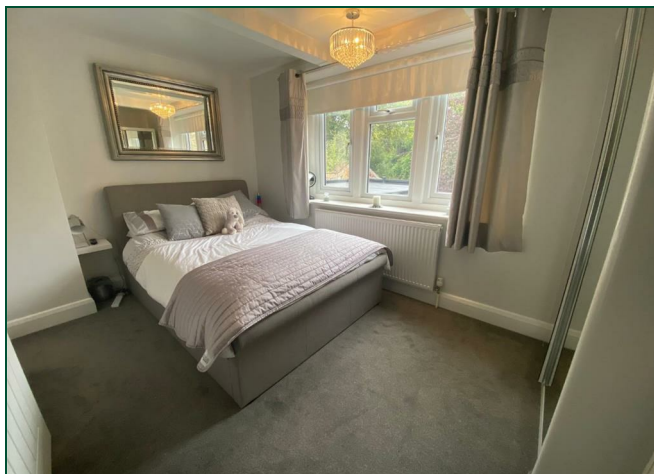
NN3 9EB

£550,000

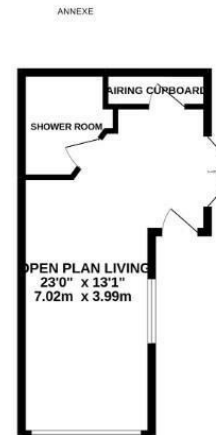
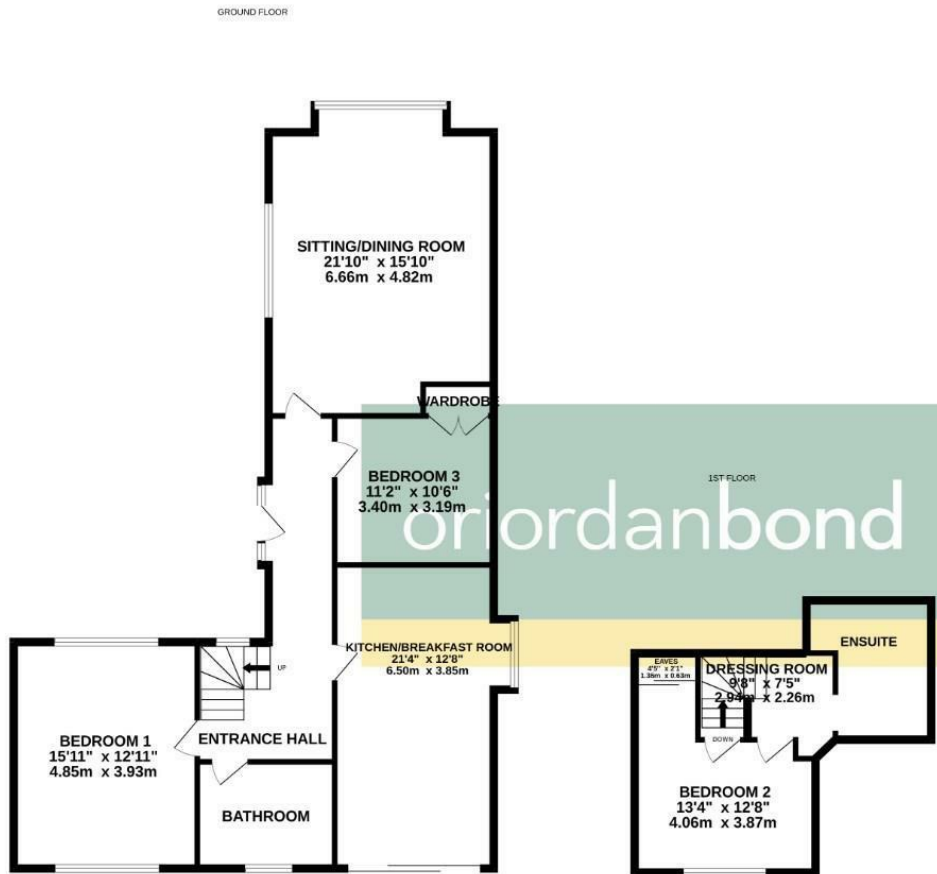
A charming and unique stone barn conversion situated in this idyllic, peaceful location within Great Billing Village. The property has been completely refurbished by the current owners and offers versatile accommodation.

Entrance hall, spacious sitting/dining room, impressive re-fitted kitchen/breakfast room with large central island and a range of integrated appliances, two double bedrooms and a re-fitted four-piece bathroom. To the first floor is a further double bedroom with generous en-suite and dressing room. To the rear is a detached annexe providing a large bedroom/living area, a kitchenette and separate re-fitted shower room. Outside are well presented front and rear gardens and two driveways providing ample off road parking. Further benefits include gas radiator heating and double glazing. (A/1442/M)

- Unique three bedroom stone barn conversion
- En-suite and dressing area to master bedroom
- Impressive re-fitted kitchen/breakfast room
- Enclosed low maintenance rear garden
- Two driveways providing ample parking
- Separate detached annexe







TOTAL FLOOR AREA : 1442sq.ft. (134.0 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.
Made with Metropix ©2022



Additional information

- Council Tax Band: F
- Energy Efficiency Rating: D

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 Weston Favell Sales

01604 784007

westonfavell@oriordanbond.co.uk

