



Manor Farm Court, Titchmarsh Kettering
£560,000 Freehold

**Sharman
Quinney**

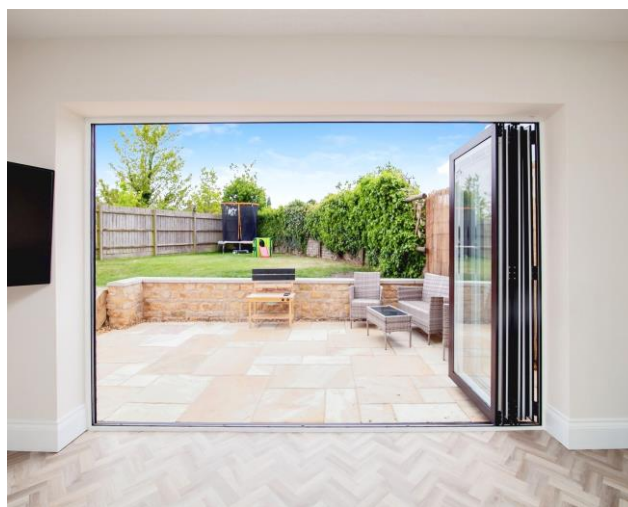
Key Features



- Character Barn Conversion - Greatly Improved
- FIVE Bedrooms - Master Ensuite
- Three Reception Rooms - Bi-folding Doors to the Garden
- Farmhouse Style Kitchen/ Dining. Guest Cloaks/W.c. Ensuite and family Bathrooms
- Desirable Titchmarsh Village Location - Convenient for primary school

Other features include new double-glazed windows and doors, new carpeting to the stairs and first floor and stylish herringbone pattern LVT flooring to the rear receptions, Bi- Folding doors opening to an expansive stone paved patio and professionally landscaped garden, multiple vehicle parking, EV charging point and 16 NEW SOLAR panels.

This Individual and highly impressive property offers aspirational living with sense of grandeur, combining village life and modern internal design. Being close to local amenities including a local village shop, and Titchmarsh primary with bus links to Prince William senior school in Oundle. Further high street facilities are available in the



nearby Market Town of Thrapston.

This remarkable residence is EPC B rated, offering excellent energy efficiency, lower running costs, and potential access to green mortgage deals and quite simply must be viewed to be appreciated.

Ground Floor

Reception Lounge - 16'7" x 11' 6" (5.10m x 3.53m)

Reception Room- 16'7" x 11' 8" (5.10m x 3.62m)

Kitchen - 16'4" x 15' 6" (4.89m x 4.78m)

Family Room/Study - 15'7" x 8'6" (4.80m x 2.63m)

Guest Cloaks/ w/c -

First Floor

Bedroom One - 15' 6" x 11' 6" (4.77m x 3.53m)

Ensuite - 5' 5" x 5' 2" (1.69m x 1.60m)

Bedroom Two - 12' 8" x 12'1" (3.90m x 3.70m)

Bedroom Three - 13' 1" x 8' 8" (4.01m max x 2.71m)

Bedroom Four - 10' 4" x 9' 4" (3.19m max x 2.87m)

Bedroom Five - 10' 4" x 6' 7" (3.19m max x 2.05m)

Family Bathroom - 9' 5" x 5' 5" (2.91m max x 1.70m)

Outside

Front

The front garden is laid to low maintenance decorative gravel with double width driveway and further parking for two cars within the plot





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

boundary. Gated access leads to the private garden to the rear.

Rear

A generous cottage garden of good size having recently landscaped immediate patio area from the rear lounge which connects indoor and outdoor entertaining, via bi-folding doors with the remainder of the garden on split level, with steps to a level and well-maintained lawn. In addition, to the far end of the generous entertaining patio, there's a spacious timber building home office store, with power.

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Seller of this property is a close associate of Sharman Quinney Holdings Ltd

To view this property call Sharman Quinney on:
01832 735589

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