



### LOCAL AMENITIES

Within the village of Harpole there is a Village Store/Newsagents, The Parish Church of All Saints and The Turnpike Hotel/Restaurant. The Harpole Primary School is located in Larkhall Lane and Secondary Schooling is at Bugbrooke Campion School with private schooling available at Quinton House at Upton and Northampton School for Girls. Access to the M1 motorway Junction 16 is approximately three miles away and the main line station to Northampton London Euston is situated at Castle Station in Northampton.

### HOW TO GET THERE

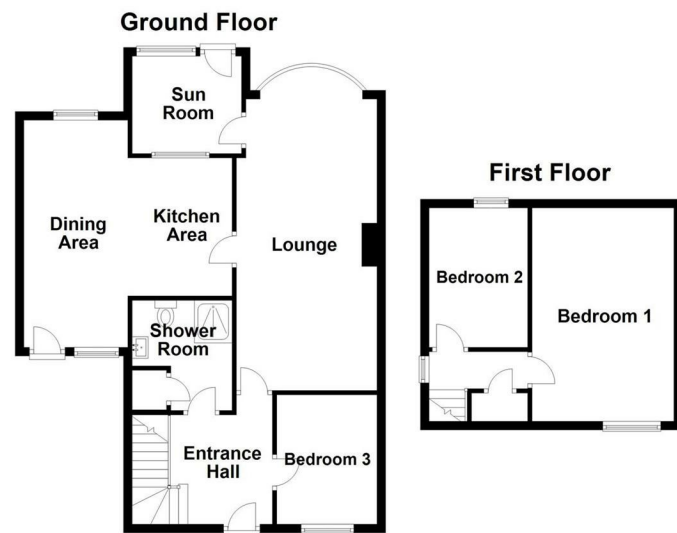
From Northampton proceed in a westly direction along the A4500 dual carriageway from Sixfields signposted towards the M1 Junction 16. At the Kislingbury roundabout Junction with Sandy Lane continue straight on along the dual carriageway and then take the first turning right signposted to Harpole. Proceed into the village along Northampton Road and take the turning on the right into Carr's Way. Proceed

along Carr's Way and turn left into Manor Close where the property can be found on the left hand side.

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Not to scale. For illustrative purposes only

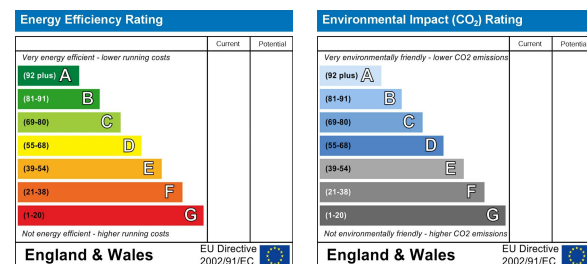
## 63 Manor Close, Harpole, Northampton, NN7 4BX



### £310,000 Freehold

A beautifully presented three-bedroom family home in the sought-after village of Harpole, Northamptonshire. This charming property has been thoughtfully extended on both the ground and first floors, offering spacious and flexible living accommodation. The ground floor comprises an entrance hall, a versatile third bedroom, a modern wetroom, a comfortable lounge, a well-equipped kitchen/diner, and a bright sunroom, perfect for family living. Upstairs, there are two further bedrooms, providing ample space for a growing family. Externally, the home benefits from off-road parking to the front and a sunny, south-facing rear garden, complete with a detached timber workshop and storage shed, ideal for hobbies or additional storage. The property is offered to the market with no upper chain, making it ready for a smooth move.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

10'04 x 7'03

Enter via a part glazed front door there are stairs rising to the first floor with doors leading through to:-

#### BEDROOM THREE

9'10 x 7'08

Perfectly accommodating for a double bed there is carpet fitted with UPVC window to the front elevation and there is further room for freestanding furniture.



#### WET ROOM

8'04 x 7'02

Completely refitted with tiled floor and walls there is a window to the side elevation and the suite comprising of WC, wash hand basin, chrome heated towel rail with a shower cubicle and glass screen. There is a door to the airing cupboard containing the hot water cylinder.



#### LOUNGE

22'02 x 10'08

Benefiting from a bay window overlooking the rear garden this room has a number of character features including exposed beams to the ceiling and over the fireplace where there is a modern multi fuel burner fitted. This room has a carpet fitted and TV point connected. A door leads through to:-



#### KITCHEN/DINER

#### KITCHEN AREA

10'06 x 7'03

The kitchen benefits from a range of floor and wall mounted cabinets with space for appliances, composite sink with chrome tap over, tiled splash backs and a window overlooking the conservatory/sunroom. This room is open to:-



#### DINING AREA

17'03 x 7'11

Comprising a single storey extension to the side elevation

there are UPVC doors and windows to the front elevation and windows to the rear elevation, there is carpet fitted with a newly fitted radiators and this room is suitable for dining or living accommodation.



#### SUNROOM / CONSERVATORY

8'04 x 7'05

A rear single storey extension with floor to ceiling windows to the side and rear elevation, there is a PVC door leading to the rear garden, tiled floor and a radiator fitted.

### FIRST FLOOR

#### LANDING

With doors leading to:-

#### BEDROOM ONE

16'02 x 10'07

A dormer window to the front elevation with access to the eaves storage, fitted wardrobes and space for a king size bed and carpet fitted.



#### BEDROOM TWO

10'07 x 7'05

Space for a single bed and carpet fitted. A dormer window to the rear elevation.



### OUTSIDE

#### REAR GARDEN

The rear garden is laid to lawn with a paved patio area, mature shrub borders and access to a timber summer house, the timber workshop and shed with pedestrian access to the front.



#### FRONT

Off road parking for multiple vehicles.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band C

For further information on viewing call 01604 230222