



Manor Road

Spratton, Northamptonshire

oriordanbond
SALES & LETTINGS



Manor Road

Spratton
NN6 8HN

Guide Price
£525,000

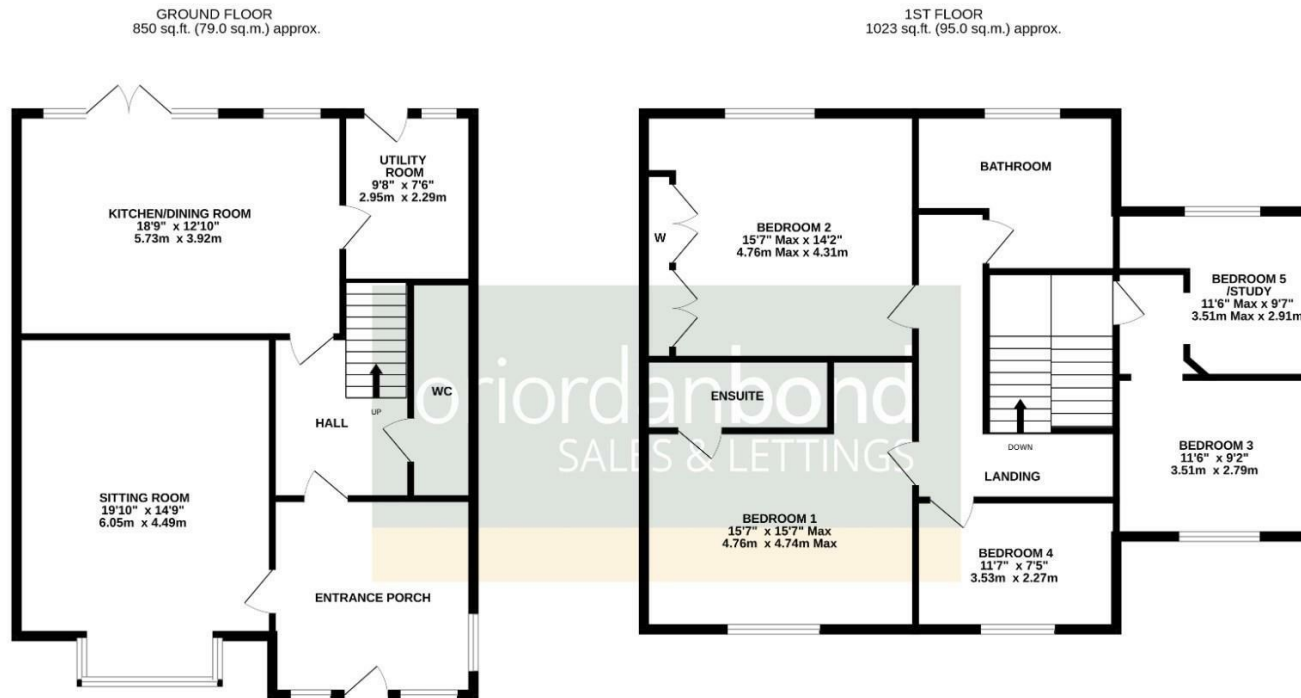
A refurbished and spacious detached family home situated in the highly sought after desirable village of Spratton to the North of Northampton. Spratton is a thriving village with excellent primary and Prep schools. The village also contains a village store, pub and church all providing community hubs.

The accommodation which has been extended and improved to a high standard by the current sellers includes a spacious entrance porch flowing through to a large hallway with access to ground floor rooms and cloakroom/WC, sitting room with feature fireplace and to the rear of the property is a high specification re-fitted German kitchen/dining room with various built-in appliances, French doors to the garden and access to a fitted utility room with space for appliances and ample additional storage. There is a unique split level landing with the first landing area giving access to bedroom three and bedroom five/study, stairs then rise from the first landing area to the main landing which gives access to the master bedroom with re-fitted en-suite shower room, two further well proportioned bedrooms and the re-fitted family bathroom/WC. Outside is a good size driveway to the front of the property providing off road parking leading to the garage. There is also a landscaped open plan front garden with stone retaining wall. Gated side access leads to the enclosed and private rear garden with large patio area and steps rising to a good size lawned area. There is a large timber outbuilding which is currently used as a gym which could also be used as an outside office or garden studio. (A/1873/M)

- Refurbished four/five bedroom detached family home
- Situated in the highly sought after and desirable village of Spratton
- Re-fitted German kitchen/dining room with built-in appliances
- Large timber outbuilding.
- Private landscaped rear garden
- Driveway and garage







TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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.

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Additional information

- Council Tax Band: E
- 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 Brixworth Sales

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