

Connells

Manor Road
Northampton

Manor Road
Northampton NN2 6QJ

for sale offers in excess of
£450,000







Property Description

Connells are pleased to offer to the market this spacious and modern town house ideally located in the village of Kingsthorpe.

The property in brief comprises entrance hall, living room and to the lower floor there is a re-fitted kitchen/breakfast room which opens to a dining/family room with bi-folding doors leading out to the extended paved patio area which is ideal for entertaining. there is a stunning cloakroom and utility room. To the first floor there is an impressive master bedroom with a spacious en-suite shower room. There is a second double bedroom and the family bathroom with remote shower over the large bath. To the second floor there are two further bedrooms and a re-fitted cloakroom, with the four bedroom doubling up as a work from home office.

Outside there is a single integral garage and to the rear there is a southerly facing garden with an extended paved patio area which is ideal for entertaining and steps leading down to a lawned garden with retaining timber fencing.

Set with close proximity to good local schools and amenities, viewing of the impressive and versatile home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with double glazed windows either side. Stairs leading down to basement level and further stairs rising to the first floor landing. Door opening to the spacious living room, tiled floor, coving to ceiling, wall mounted radiator and further UPVC double glazed window to the side elevation.

Living Room

Lower Ground Floor Lobby

Door leads to the cloakroom, under stairs cupboard and open to the kitchen/breakfast room.

Cloakroom

Three piece white suite comprising low level flush w.c and vanity wash hand basin with complimentary tiling to splash back areas and floor.

Utility Room

Fitted with a range of wall and base level units. Work surface and tiled to splash back areas. Plumbing for washing machine and space for a condensing tumble dryer. Central heating boiler and UPVC double glazed door to the side elevation.

Kitchen/ Breakfast Room

A beautiful modern fitted kitchen comprising a range of wall and base level units. One and a half bowl sink with hard stone work surface over and complimentary up stands. Integrated dishwasher, wine cooler, a fan assisted oven and microwave oven, warming draw and electric hob with extractor hood over. Space for an American style fridge/freezer, tiled floor with under floor heating and open to the dining/family room. Recessed spot lights to ceiling and two UPVC double glazed windows to the rear elevation.

Dining/ Family Room

UPVC double glazed bi-folding doors to the rear elevation leading out to the extended paved patio area. Tiled floor with under floor heating.

First Floor Landing

Stairs rise from the entrance hall with further stairs rising to the second floor landing. Doors lead off to the master bedroom and second bedroom, along with the family bathroom. Two UPVC double glazed windows to the front elevation and coving to ceiling.

Master Bedroom

Three UPVC double glazed windows to the rear elevation. wall mounted radiator, coving to ceiling, triple wardrobe and connecting door to the en-suite shower room.

En-Suite Shower Room

Re-fitted three piece modern suite comprising large walk-in shower with Digital controlled shower unit above, vanity hand wash basin, low level flush w.c and tiled to splash back area. Tiled flooring with under floor heating, built-in airing cupboard, chrome heated towel rail and UPVC opaque double glazed window to the rear elevation.

Bedroom Two

UPVC double glazed window to the front elevation. Coving to ceiling and wall mounted radiator.

Family Bathroom

Modern re-fitted suite comprising twin size bath with Digital controlled shower unit over, vanity wash hand basin, low level flush w.c and tiled to splash back areas. Tiled flooring with under floor heating, chrome heated towel rail, two UPVC opaque double glazed stain glass windows to the front elevation and recessed spot lights to ceiling.

Second Floor Landing

Stairs rise from the first floor landing. Doors lead off to the third bedroom, the home office/bedroom four and a re-fitted cloakroom.

Bedroom Three

Double glazed skylight window and wall mounted radiator.

Home Office/ Bedroom Four

Work from home office/bedroom four with double glazed skylight window and wall mounted radiator.

Cloakroom

Re-fitted modern suite comprising low level flush w.c and vanity wash hand basin and tiled to splash back areas and floor. Chrome heated towel rail and double glazed skylight window.

Outside

Front Of The House

Brick built steps with hand rail leading to front door and block paved area to the front of garage.

Garage

Single integral garage with up and over door and power and lighting connected. UPVC double glazed window to the rear elevation.

Rear Garden

Southerly facing rear garden with a large extended paved patio area which is ideal for entertaining. Outside light and water tap. Steps lead down to a second paved patio area, artificial lawn and retaining timber fencing and wall.







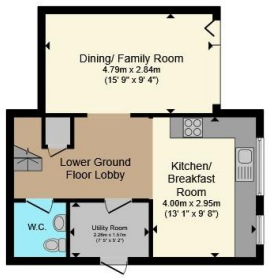












Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 162.2 m² (1,746 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D

Council Tax Band: E

Tenure: Freehold

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