

# 15 Manor Road

Grendon, NN7 1JF

Simpson & Weekley

A simply stunning, mature family residence set in a cul-de-sac setting in the heart of the beautiful Northamptonshire village of Grendon.

Having undergone a significant amount of modernisation by the current owners along with the character of this unique home it is hard to not be won over by it's charm very quickly after entering the property. The home provides a feeling of space for a modern family with three separate reception rooms, three spacious double bedrooms and a timber built building in the garden divided into a games room and light and airy home office overlooking the mature garden.

The accommodation begins with an entrance hall adorned with fitted cupboards allowing shoes and coats to be hidden away, there are stairs to the first floor, doors to several rooms and flows seamlessly into a dining space with inset log burner. There is a further living room with dual aspect windows, a further sitting room with vaulted ceiling showcasing original beams, the refitted kitchen opens out into a garden room with 180 degree views of the garden and there is a ground floor cloakroom.

The first floor landing leads to a modern family bathroom and three double bedrooms.

Externally the established rear garden comes with a good degree of privacy to the rear and a large timber building divided into a games room and separate garden office whilst to the front there is a single garage providing off road parking.

The village has a popular primary school, sports clubs and the impressive 150 acre outdoor sport and leisure complex, Grendon Lakes. The village is also set just off of the A509 providing great access routes for commuters. A property that simply has to be seen to be fully appreciated.
Council Tax: E
EPC: Ordered

## Asking Price £485,000

3 2 4





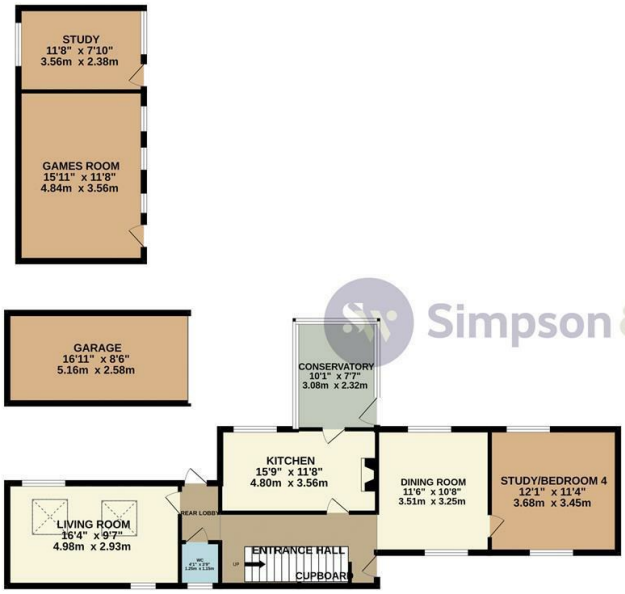




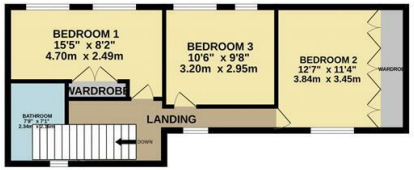



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GROUND FLOOR



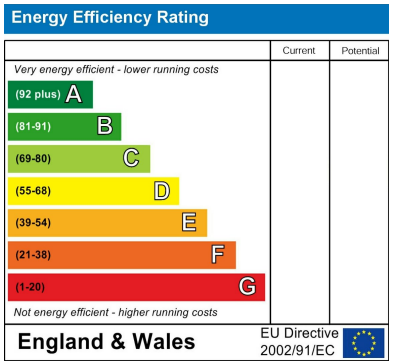

1ST FLOOR



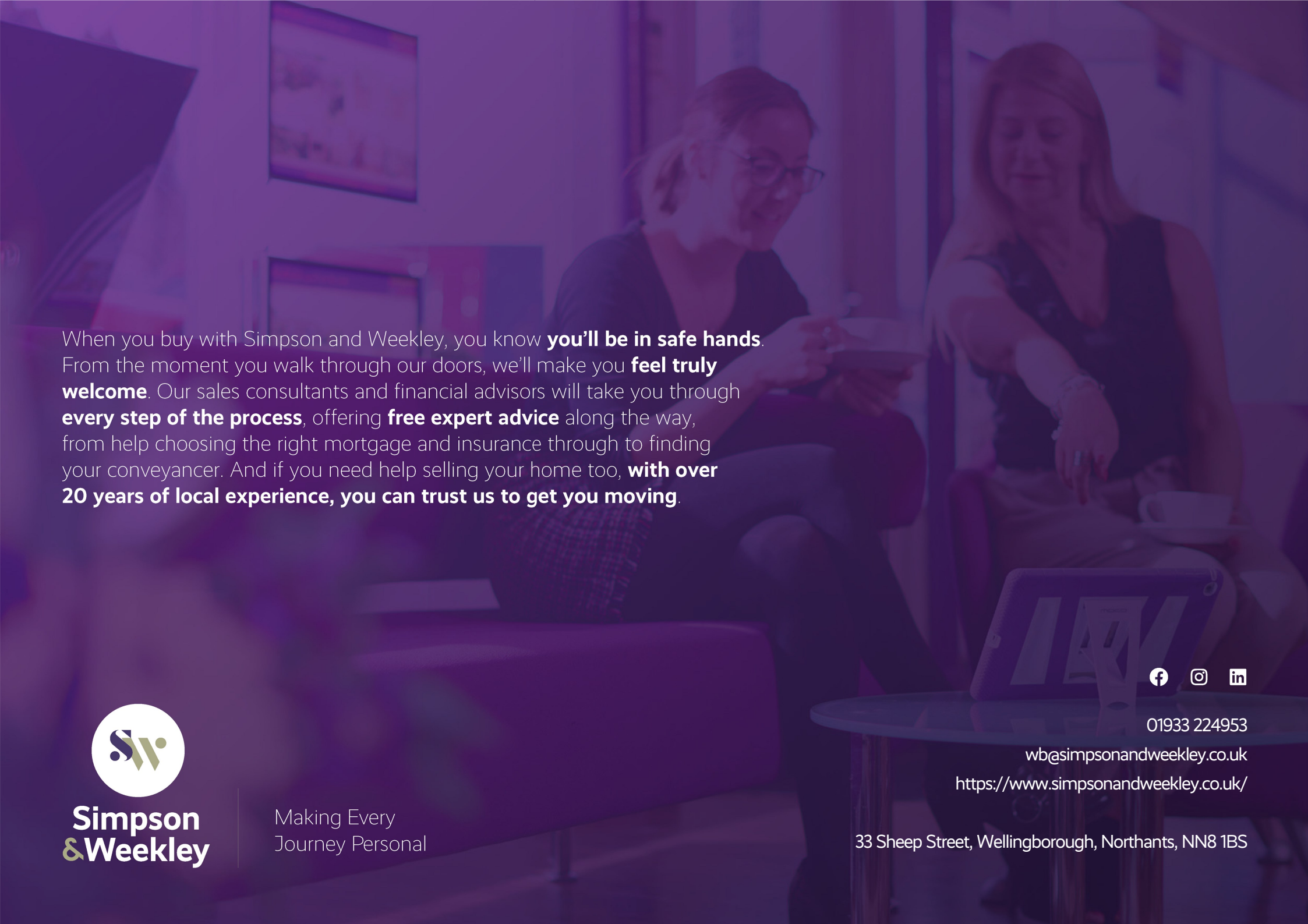

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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01933 224953
wb@simpsonandweekley.co.uk
https://www.simpsonandweekley.co.uk/

33 Sheep Street, Wellingborough, Northants, NN8 1BS