



Manor Road, Mears Ashby, NN6 0DU





With rolling views from the primary suite balcony, start your day watching the day break over Sywell and Overstone countryside.



Take a dip in the heated private swimming pool overlooking the peaceful rear garden.



Breakfast in the fully fitted Schüller kitchen with built-in NEFF appliances or access the adjacent patio seating area via double French doors for an alfresco brunch.

Offered for sale with no onward chain this vastly extended detached home was originally constructed around 1957 and as true testament to how good this location is, has been within the same family of ownership ever since.

Having undergone extensive refurbishments over the years including a high end kitchen and refitted bathrooms/en-suites with overhead rainfall showers and Porcelanosa tiling, this five/six bedroom family home is primed and ready for a new owner to enjoy.

The heated swimming pool has its own separate boiler room and solar cover to keep the heat in. To the rear garden included within the sale is a maintained jacuzzi.

Directly opposite sits Mears Ashby sports field and cricket pitch providing a peaceful view out towards the great british countryside.

There is a footpath leading from the village of Mears Ashby to Sywell Country Park which stands to the south west of the village and where the footpath follows a route around Sywell Reservoir.

The village of Mears Ashby provides a Church of England Primary School with secondary education in the nearby towns of Northampton and Wellingborough.

The village pub The Griffin is a short walk away providing a wide range of homemade seasonal food and delicious beverages.

Equally as fantastic you can find Beckworth Emporium and garden centre only a three minute drive away offering relaxed dining and afternoon tea in the Glasshouse Restaurant.









Entrance Hall 3.02m x 2.14m (9'11" plus recess x 7'0.2" plus recess)

Enter via double glazed composite door to front aspect, radiator, tiled flooring throughout, staircase rising to first floor, doors to Sitting Room, Dining Room, Shower Room, Bedroom Five and Bedroom Six/Study.

Sitting Room 7.29m x 3.37m (23'11" x 11'0.6" Plus recess)

Door from hallway, UPVC double glazed window to front aspect, sliding patio doors to indoor swimming pool, radiator, electric feature fire place, door through to dining room.

Dining Room 3.35m x 3.61m (11'0" x 11'10")

Tiled floor throughout, radiator, door to Garage and Utility, opening through to kitchen.

Kitchen 5.8m x 3.61m (19'0.5" x 11'10")

Opening from dining area, kitchen fitted with a beautiful two tone Schüller kitchen complete with granite worktops and splash backs. NEFF appliances to include induction hob, extractor, double oven, microwave, fridge and freezer, dishwasher, tiled flooring throughout, spotlights, UPVC double glazed windows to rear and side aspects and UPVC double glazed French doors to garden.

Garden Room and Swimming Pool 8.24m x 5.5m max (27'0.3" x 18'0.6" max)

Heated swimming pool with solar cover. Brick walled construction with UPVC double glazed windows and French doors to rear garden, tiled floor seating area, ambient wall and under water lighting.

Shower Room 2.64m max x 1.83m max plus recess (8'8" max x 6'0.2" max plus recess)

Re-fitted suite comprising a walk in double shower with glass screen, overhead rainfall shower and hand held attachment, wash basin with vanity unit storage, WC, fully tiled floor to ceiling in Porcelanosa tiles, feature towel radiator, spotlights and extractor.

Bedroom Five 3.36m x 3.33m (11'0.4" x 10'11")

UPVC double glazed window to front aspect and radiator.

Bedroom Six/Study 2.44m x 2.41m (8'0" x 7'11")

UPVC double glazed window to side aspect and radiator.

First Floor Landing

Doors to:

Primary Suite 4.88m x 3.97m (16'0.2" x 13.03'0")

Triple sliding patio doors opening onto balcony with incredible views over rolling countryside, radiator, doors to, walk in wardrobe and en-suite

Primary Walk In Wardrobe 1.85m x 1.53m (6'0.9" x 5'0.4")

Space for hanging clothes and storage..

Primary En-suite 2.72m x 1.47m plus recess (8'11" x 4'10" plus recess)

Re-fitted suite comprising a walk in double shower with glass screen, overhead rainfall shower and hand held attachment, wash basin in vanity unit storage, WC, fully tiled floor to ceiling in Porcelanosa tiles, feature towel radiator, spotlights and extractor. Obscure UPVC double glazed windows to rear aspect.

Bedroom Two 5.16m x 3.63m (16'11" x 11'11")

Re-fitted suite comprising P shaped bath with glass screen, overhead rainfall shower and hand held attachment, wash basin and vanity unit storage, WC, fully tiled floor to ceiling in Porcelanosa tiles, feature towel radiator, spotlights, extractor, obscure UPVC double glazed window to rear aspect.

Walk In Wardrobe 2.39m x 0.93m (6'22" x 3'0.6")

Space for hanging clothes and storage.

Bedroom Three 5.8m x 3.68m (19'0.4" x 12.06'0")

Views over open countryside, UPVC double glazed window to front and rear aspect, loft access and radiator.

Bedroom Four 3.66m x 3.33m (12'0" plus recess x 10'11")

Two UPVC double glazed windows to front aspect, two radiators, loft access.

Landing WC

WC and wash basin.

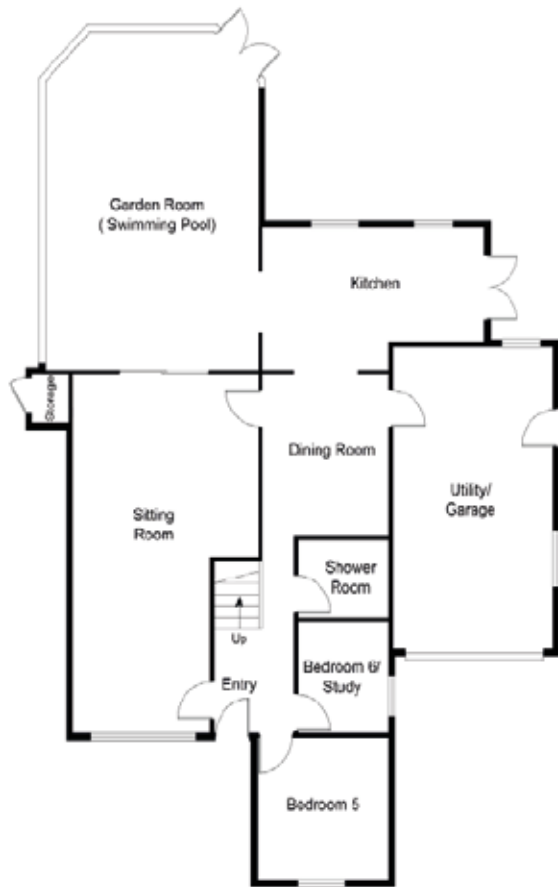
Double Garage and Utility 3.61m x 5.8m (11'10" x 19'0.5")

Large utility area in garage with a range of base and eye level units, worktops, stainless steel sink and drainer, plumbing for washing machine and dryer, space for freezer, Worcester Bosch gas boiler and large eco hot water tank. Remote control roller shutter door, UPVC double glazed window and door to rear garden.

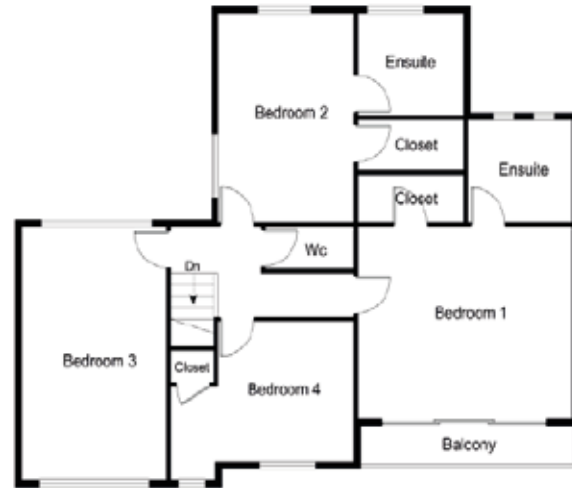
Rear Garden

Private rear and side gardens mainly laid to lawn with large stone patio area, enclosed with brick walling, fencing and mature shrubbery. Access to swimming pool, kitchen, garage and swimming pool pump room. Outdoor jacuzzi included with the sale.





Ground Floor



First Floor

- No onward chain
- Six bedroom detached
- Heated swimming pool and separate jacuzzi
- Rolling countryside views
- Corner plot with wrap around garden
- Refitted Schüller kitchen
- Recently refitted bathrooms
- Primary suite with balcony and views
- Close proximity to Beckworth Emporium and local village pub The Griffin



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