



**MANOR WALK**

Nether Heyford, Northamptonshire

**Carter Jonas**

## 3 MANOR WALK NETHER HEYFORD NORTHAMPTONSHIRE NN7 3LJ

Reception Hall · Sitting Room · Dining Room · Kitchen  
Breakfast Room · Office/Bedroom · Garden Room  
Conservatory · Utility · Cloakroom · Three Bedrooms  
Two Bathrooms · Mature Gardens · Driveway · Garage/  
Workshop · Two Greenhouses · Potting Shed  
EPC rating C

### ACCOMMODATION

The property has a large reception hall with Amtico style wood vinyl floor, staircase and cloakroom off with a vanity unit encasing the toilet and wash basin.

Generous sitting room with wood parquet floor, fireplace with brick surround and flanking display alcove. the room is L shaped with space for sofas and space for a dining table.

Office with a range of freestanding shelving and drawer units, this room would make a good ground floor bedroom. Double doors opening into a garden room with tiled floor and French door opening onto the garden. There is a small conservatory off the sitting room with double glazed French doors opening onto the garden. The sitting room also benefits from French doors opening onto a good sized greenhouse.

The kitchen has a range of cabinets with an integrated dishwasher, two fridges and opens into a breakfast room with tiled floor and a Welsh dresser cabinet.

Utility room with a range of cabinets, sink and space and provision for laundry appliances. Door to garden.

**A MATURE DETACHED HOUSE, OFFERING GENEROUS ACCOMMODATION IN THE HEART OF A POPULAR VILLAGE, WITH MATURE GARDENS SURROUNDING THE PROPERTY.**



The principal bedroom has a range of fitted wardrobes, bedside cabinet and dressing table. En suite comprising a shower enclosure, vanity unit encasing toilet, wash basin and bidet.

There are two further double bedrooms and they share the family bathroom comprising a clawfoot freestanding bath, wash basin and toilet.

#### **OUTSIDE**

The property occupies a good plot situated on a popular road in the centre of the village. The front garden has two lawns and pretty well stocked borders.

The rear garden wraps around the house with lawn, pretty borders, patio, raised deck area with pergola. The side garden is a vegetable area with greenhouse, potting shed and garden area for growing vegetables. To the side of the house is a block paved driveway leading to a large garage/workshop with a covered fruit veranda.

#### **AGENTS NOTE**

The property benefits from two renewable energy systems. The first is a thermal system to provide hot water, with a combination boiler. The second is a photovoltaic system to provide electricity, with excess electricity fed back into the grid. For more information please contact our office.

#### **LOCATION**

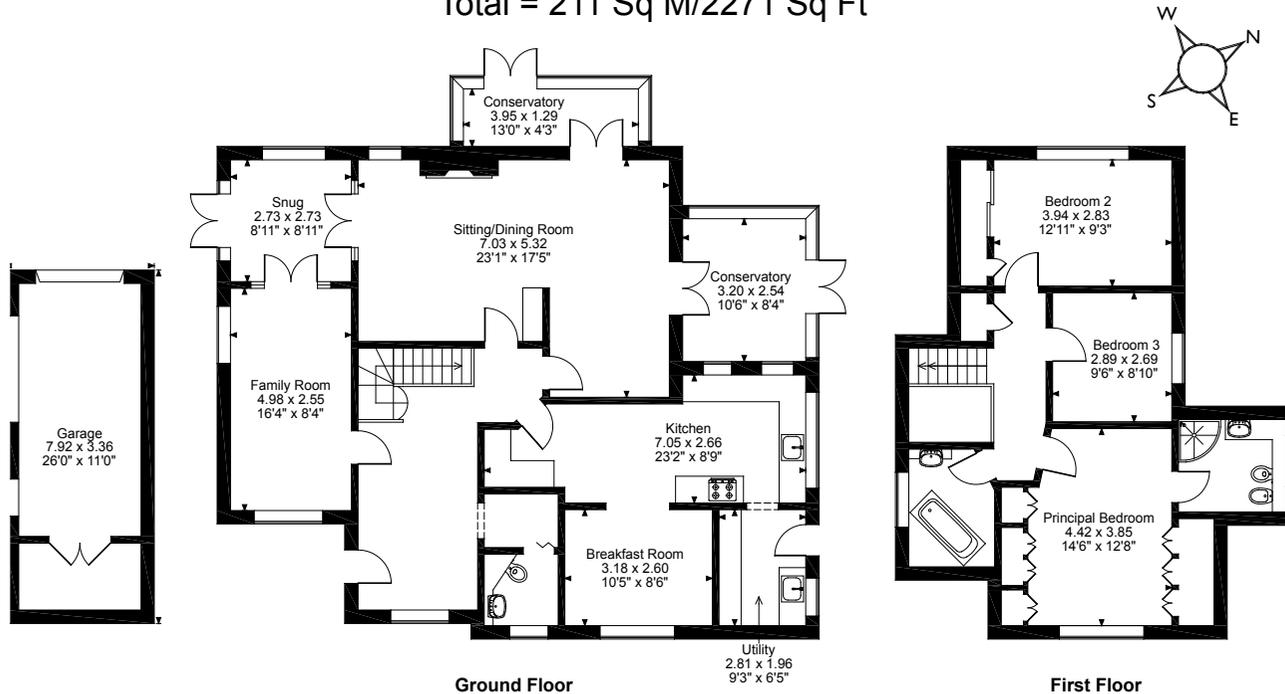
Located in the heart of Nether Heyford a popular village with many of its amenities centred around the village green and include a primary school, two public houses, village hall, two churches, general store, post office, hairdressers and butcher. Secondary schooling is in the neighbouring village of Bugbrooke. The village also has the Grand Union canal running through which is ideal for walking along.

- Northampton Railway Station 7 miles  
(London Euston 46 minutes)
- M1 (Junction 16) 2 miles
- Long Buckby Railway Station 8 miles  
(London Euston 67 minutes/Birmingham New Street 50 minutes)

All times and distances are approximate



3 Manor Walk Nether Heyford, Northampton, Northamptonshire  
 Approximate Gross Internal Area  
 Main House = 191 Sq M/2056 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 211 Sq M/2271 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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