

Offers Over £575,000
Freehold



3 Manor Farm Road, Great Billing,
Northampton NN3 9EB

PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer to the market this beautifully presented barn conversion offering three double bedrooms within the immaculately presented family home with a further bedroom in the detached annex, situated on a private road in Great Billing Village. In brief the property comprises: entrance hall, large lounge/diner, kitchen/diner, two double bedrooms and a family bathroom to the ground floor. Rising to the first floor is a further double bedroom benefiting a dressing area and en suite. Externally there are front and rear gardens along with ample amount of parking. Internal inspection is a must to appreciate the original character features this beautifully designed family home has to offer.

FEATURES

- Barn Conversion
- Four Double Bedrooms
- Detached Annex
- Immaculately Presented
- Wealth of Character Features
- Ample Parking
- Private Road
- Double Glazing & Gas Radiator Heating
- Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entrance via hardwood door. Parquet flooring. Radiator. Double glazed feature window to the front aspect. Built in storage. Original beams. Stairs to the first floor. Doors into:

Kitchen/Diner

21' 4" x 11' 2" (6.50m x 3.40m) Newly fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Fitted two electric ovens. Fitted electric combination oven and microwave. Fitted induction hob with extractor built in on a large island. Integrated dishwasher, washing machine and full size fridge and freezer. Radiator. Double glazed sliding doors to rear aspect. Double glazed window to the side aspect.

Lounge/Diner

20' 10" x 15' 10" (6.35m x 4.83m) Double glazed bay window to the front aspect. Double glazed window to the side aspect. Stone built feature fireplace. Radiator. Original beams.

Bedroom One

15' 11" x 12' 11" (4.85m x 3.94m) Two double glazed windows to both the front and rear aspect. Radiator. Original beams.

Bedroom Three

11' 2" x 10' 6" (3.40m x 3.20m) Double glazed window to the side aspect. Radiator. Built in wardrobe.

Bathroom

Four piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath and an enclosed shower cubicle. Chrome heated towel rail. Fully tiled. Obscured double glazed window to the rear aspect.



First Floor

Bedroom Two

13' 4" x 12' 8" MAX (4.06m x 3.86m) Double glazed window to the rear aspect. Radiator. Door into:

Dressing Area

6' 9" x 5' 7" (2.06m x 1.70m)

En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. enclosed shower cubicle. Tiled to water sensitive areas.

Annex

Open Plan Living

21' 10" x 13' 1" MAX (6.65m x 3.99m) Entry via composite door. Double glazed French doors to the rear aspect. Two double glazed windows to both the side and rear aspect. Airing cupboard. Radiator. Door into:

Shower Room

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Fully tiled. Chrome heated towel rail.

Externally

Front Garden

Large gravel area creating ample amount parking. to the left aspect is a second gravel driveway leading to the double timber built gates creating secure off road parking.

Rear Garden

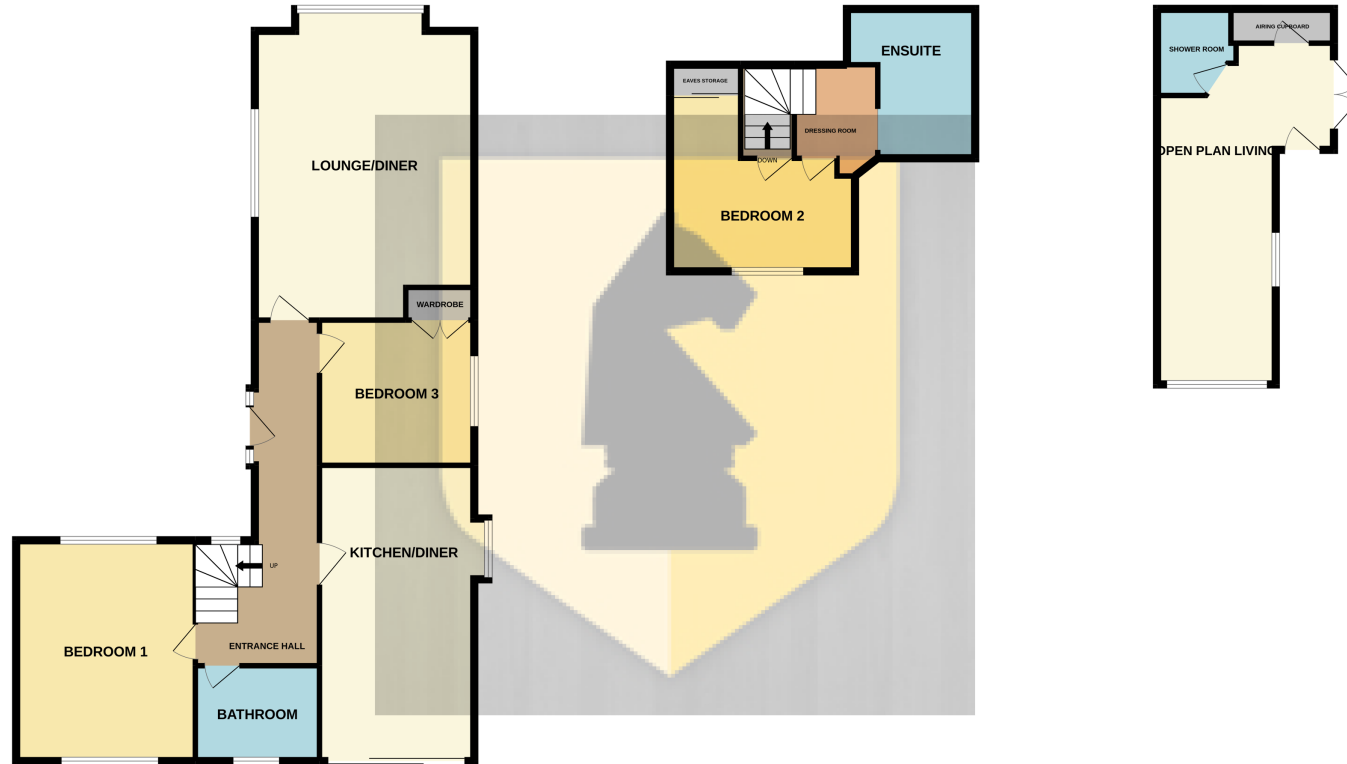
Enclosed private rear garden mostly laid to artificial lawn with

FLOORPLAN

GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.

ANNEX
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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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