



GREENER **Country** HOUSES & COTTAGES



40 Manor Road, Mears Ashby, Northampton, NN6 0DU

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A very well extended and re-furbished modern Five bedroomed detached family home situated on a corner plot with stunning views over open countryside in the popular Northamptonshire village of Mears Ashby. The accommodation entrance hall, Cloakroom/Shower room, Sitting Room, Dining Room, Re-fitted 'Schullar' Kitchen, Study, Bedroom Five and Garden Room/Swimming Pool. To the first floor are Four double bedrooms with ensuite and walk in wardrobe and roof terrace to the master and ensuite and walk in wardrobe to bedroom two and a separate WC. Outside is a front garden and block paved driveway giving off road parking for four vehicles and leading to the double garage. The rear and side gardens are mainly laid to lawn and patio and enjoy a sunny aspect and a high degree of privacy.

Price £799,950 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'8 x 7'2

Storm Porch, Enter the property through a UPVC double glazed composite front door with obscure glass window and window to side, tiled flooring, double radiator, stairs to first floor, doors to :

CLOAKROOM/SHOWER ROOM

8'5 x 6'9

Re-fitted 'Porcelanosa' suite comprising a WC , wash hand basin in vanity unit with storage below, walk in double shower with glass screen and rain head shower and hand held attachment, the shower room is fully tiled, modern towel radiator, spotlight's, extractor:

SITTING ROOM

24'1 x 15'9

UPVC double glazed window to the front with views over open countryside, two radiators, there is a gas fire with granite hearth and wood mantle, doors to:



KITCHEN

19'5 x 11'9

A superb refitted 'Schullar' kitchen has a range of two tone floor and wall mounted cabinets with granite worktops and splashbacks, single sink with chrome mixer tap, built in NEFF appliances include a induction hob, modern extractor, double oven and microwave, large fridge and freezer, dishwasher, tiled flooring, spotlights, UPVC double glazed windows to rear and side, UPVC double glazed French doors to garden:



DINING ROOM

11'8 x 11'0

Tiled flooring, radiator, access door to garage, archway to kitchen:



STUDY

8'5 x 7'8

UPVC double glazed window to side, radiator:

BEDROOM FIVE

11'3 x 11'2

UPVC double glazed window to the front, radiator:



GARDEN ROOM/SWIMMING POOL

27'3 x 18'6

Brick based UPVC double glazed room with French doors to garden, heated swimming pool with cover, Tiled flooring seating area, wall lights:



FIRST FLOOR

LANDING

15'3 x 6'4

Doors to:-

BEDROOM ONE

16'3 x 13'2

UPVC triple sliding patio doors opening onto a roof terrace with amazing views over rolling countryside, radiator, doors to;



ENSUITE

9'0 x 5'3

Re-fitted 'Porcelanosa' suite comprising WC, wash hand basin in vanity unit with storage below, walk in double shower with glass screen with rain head shower and hand held shower attachment, fully tiled, modern towel radiator, extractor, UPVC double glazed window with obscure glass to rear:



WALK IN WARDROBE

6'8 x 5'4

Large walk in wardrobe

BEDROOM TWO

17'0 x 12'8

UPVC double glazed window to rear, built in triple wardrobe, radiator, door to:



ENSUITE

6'9 x 6'4

Re-fitted 'Porcelanosa' suite comprises WC, wash hand basin in vanity with storage below, P-shape bath with glass screen with rain head shower and hand held shower attachment, fully tiled, extractor, UPVC double glazed window with obscure glass to rear:

WALK IN WARDROBE

6'9 x 3'6

Large walk in wardrobe

BEDROOM THREE

15'3 x 10'9

Two UPVC double glazed windows to front with views over open countryside, loft access, radiator:



BEDROOM FOUR

19'3 x 12'6

Two UPVC double glazed windows to front and rear, two radiators:

SEPERATE WC

WC, wash hand basin:

OUTSIDE

FRONT GARDEN

The property is approached by a block paved driveway giving off road parking for Four vehicles and leading to the double garage, the remainder of the walled garden is mainly laid to lawn with secure gated access to both sides of the property:

DOUBLE GARAGE

23' 5 x 12'6

The utilized double garage has a range of base and eye level units, worktops, stainless steel sink and drainer, plumber for washing machine and dryer, space for freezer, gas wall mounted boiler and large hot water tank, there is a remote control roller door, UPVC double glazed window and door to rear garden:

REAR GARDEN

There is a large stone patio area and the remainder of the rear and side garden is mainly laid to lawn with mature bushes and trees, enclosed by brick walling and wood panel fencing and mature conifers, there is also a pump room to the side of the property housing a gas wall mounted boiler and pump for the swimming pool, the rear garden enjoys a sunny aspect and high degree of privacy.



SERVICES

Main gas, water and electric connected.

COUNCIL TAX

LOCAL AMENITIES

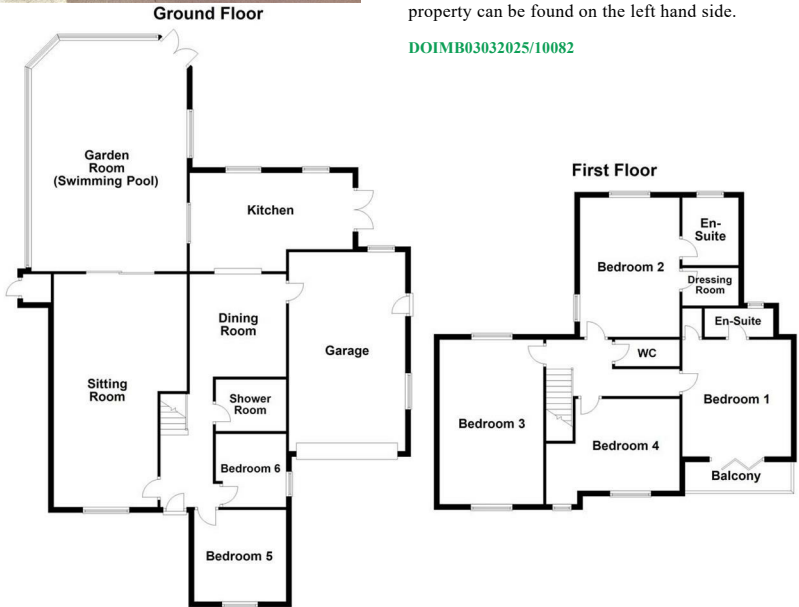
Within the village there is a Church of England Church and Recreation Ground. There is a footpath leading from the village of Mears Ashby to Sywell Country Park which stands to the south west of the village and where the footpath follows a route around Sywell Reservoir. The village of Mears Ashby provides a Church of England Primary School with secondary education in the nearby town of Wellingborough.



HOW TO GET THERE

From Northampton proceed in an easterly direction along the A45 Nene Valley Way dual carriageway signposted towards Wellingborough. Take the left-hand exit signposted to Earls Barton and proceed through the village to the traffic light junction with the A4500. Continue straight over into Mears Ashby Road passing Sywell Country Park on the left hand side. On entering the village of Mears Ashby take the third turning on the right-hand side into Manor Road and the property can be found on the left hand side.

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Not to scale. For illustrative purposes only