

14 Manor Road, Pitsford, Northampton, NN6 9AR
£215,000 Freehold

Pleasantly positioned in the desirable village of Pitsford, and offered to the market with no onward chain, is this two bedroom red brick cottage, with its own garden and brick built outbuilding. The property features original sash windows throughout with an open fireplace in the lounge, and feature stone exposed wall. Upon entering, you will find yourself immediately in the kitchen, where stairs rise to the first floor. The lounge is also accessed via the kitchen. On the first floor, there are two bedrooms and a bathroom. Externally, the garden belonging to the property is laid to lawn, with a courtesy door into the store. The property does require some remedial works. EPC Rating: tbc

**Vacant possession | Garden | Outbuilding Storage | Sash Windows | Red Brick Cottage |
Village Location**

modern marketing · traditional values

ENTRANCE

uPVC entrance door with obscure glass panels into:

KITCHEN 4.75m x 2.36m (15'7 x 7'9)

Sash window to front elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Space for freestanding oven. Plumbing for washing machine. Space for freestanding appliance. One and a half bowl sink and drainer with swan neck mixer tap over. Sash window. Staircase rising to first floor landing. Quarry tiled floor. Door into:

LOUNGE 4.75m x 3.12m (15'7 x 10'3)

Sash windows to both front and rear elevations. Feature open fireplace with brick hearth and exposed stone feature wall. Quarry tiled floor. Picture rail. Door to storage cupboard.

FIRST FLOOR LANDING

Sash window to front elevation. Access to loft space. Airing cupboard housing hot water cylinder. Doors to all rooms.

BEDROOM ONE 2.67m x 3.20m (8'9 x 10'6)

Sash window to rear elevation. Radiator.

BEDROOM TWO 3.15m x 2.34m (10'4 x 7'8)

Sash window to rear elevation. Radiator.

BATHROOM 2.16m x 2.26m (7'1 x 7'5) Max

Sash window to front elevation. Radiator. Suite comprising panelled bath, pedestal wash hand basin and low level WC.

OUTSIDE

REAR GARDEN

A charming walled garden which has been laid to lawn with small stone retained raised beds and wood store, established trees and access to a brick built outhouse. The outhouse at some point would have been a wash house as there is a fireplace in situ. This outbuilding offers scope to create a lovely summerhouse or home office.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Pitsford is a small village lying 6 miles north of Northampton. A short walk away is Pitsford Water, the third largest reservoir in the UK, built in 1956 to store and supply water for Northampton. The northern half is designated as a nature reserve, and the reservoir is also used for cycling, sailing, bird watching, fishing and walking. Brampton Valley Way, a former railway, runs close to the village and provides a recreational cycling and walking route running the entire distance to Market Harborough. Within the village is Pitsford School which provides mixed 3-18 independent education and which also runs Pitsford Hall Weather Station. The village also has a primary school, and a 17th century free house and restaurant called The Griffin. Pitsford itself lies just off the A508 Northampton to Market Harborough road which also links to the A14 and in turn to the M1 and M6 motorways. A regular bus service also runs to the nearby villages and to Northampton where mainline rail access is provided to London Euston (1 hour away) and Birmingham New Street. Kingsthorpe is 6 minutes away and offers a variety of shops including Waitrose and Asda.

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