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# Manor Road, Weedon, Northampton, NN7 4QN

£299,950 Detached Bungalow

2 1 1



**Platinum Trusted  
Service Award**

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**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Situated in the heart of Weedon-Bec is this rarely available, immaculately kept and extended bungalow on a generous plot.

## Features & Utilities

- ✓ Detached Bungalow
- ✓ Two Bedrooms
- ✓ Off Road Parking
- ✓ Desirable Village Location
- ✓ Immaculately Kept Throughout
- ✓ Study/Office
- ✓ 30ft Utility Room
- ✓ 15ft Lounge
- ✓ 14ft Conservatory
- ✓ Garage

# Property Overview

Situated in the heart of Weedon-Bec is this rarely available, immaculately kept and extended bungalow on a generous plot, featuring a bright lounge, two rear-facing bedrooms, a shower room, kitchen with utility area, and a spacious conservatory. Additional study space sits behind the garage, with access to the private, sunny rear garden. Benefits include gas central heating, uPVC double glazing, a large driveway, garage with power, and front and rear gardens, all set in a desirable, well-connected village location. EPC Rating: D. Council Tax Band: B

## ENTRANCE HALL

Entry via composite door into small porch area. Storage cupboard and access into lounge.

## LOUNGE 4.72m x 3.04m (15'6 x 10'0)

uPVC double glazing to front elevation. Radiator.

## INNER HALL

Access to lounge, kitchen, bedrooms and bathroom. Radiator.

## KITCHEN 2.48m x 2.56m (8'2 x 8'5)

uPVC double glazed window to side elevation. A range of base level and wall mounted units. Integrated oven, hob and hood. Splash back tiling. Ceramic floor tiling. Stainless steel sink with mixer tap.

## UTILITY

uPVC double glazed single door to front elevation. UPVC Double glazing to side elevation Rolltop work surface. Access into study.

## STUDY 2.44m x 2.21m (8'0 x 7'3)

uPVC double glazed window to rear elevation. Power and lighting connected.

## SHOWER ROOM 1.97m x 1.61m (6'5 x 5'3)

uPVC double glazed window to side elevation Brand new vinyl flooring. Suite comprising WC, wash hand basin and shower cubicle. Half height tiling. Chrome heated towel rail.

#### **BEDROOM ONE 3.75m x 2.89m (12'4 x 9'6)**

Dual aspect uPVC double glazed window to side and rear elevations. Radiator.

#### **BEDROOM TWO 2.60m x 2.71m (8'6 x 8'11)**

uPVC double glazed French doors to rear elevation, leading to conservatory. Radiator.

#### **CONSERVATORY 2.90m x 4.50m (9'6 x 14'9)**

uPVC double glazed window to side and rear elevations. uPVC double glazed French doors leading into garden. Ceramic floor tiling. Radiator Lighting and power connected.

#### **OUTSIDE**

##### **FRONT GARDEN**

Generous frontage, offering off road parking for multiple vehicles. Direct access into garage.

##### **REAR GARDEN**

Low maintenance, private garden, enclosed via wooden panel fencing. Generous block paved patio with a range of shrubs, bushes and trees to the borders. Side access leading to front of house.

#### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

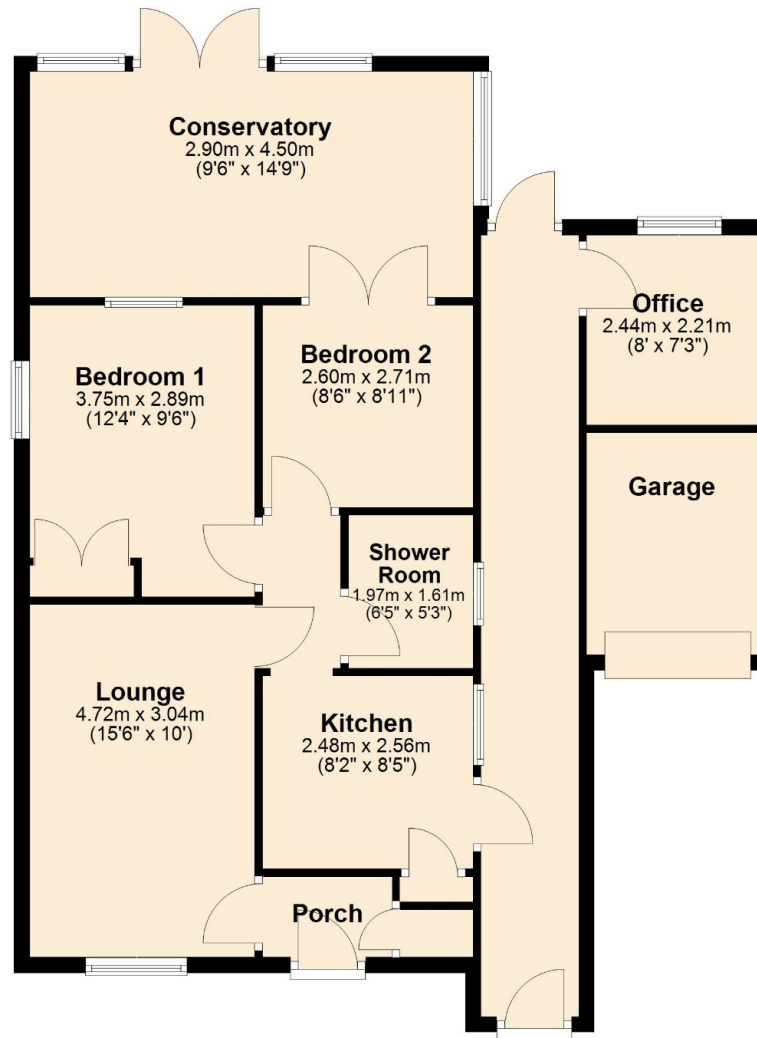
At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

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# Floorplan

## Ground Floor





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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