



# Manor Road

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Manor Road

Earls Barton  
NN6 0LB

Price  
£315,000

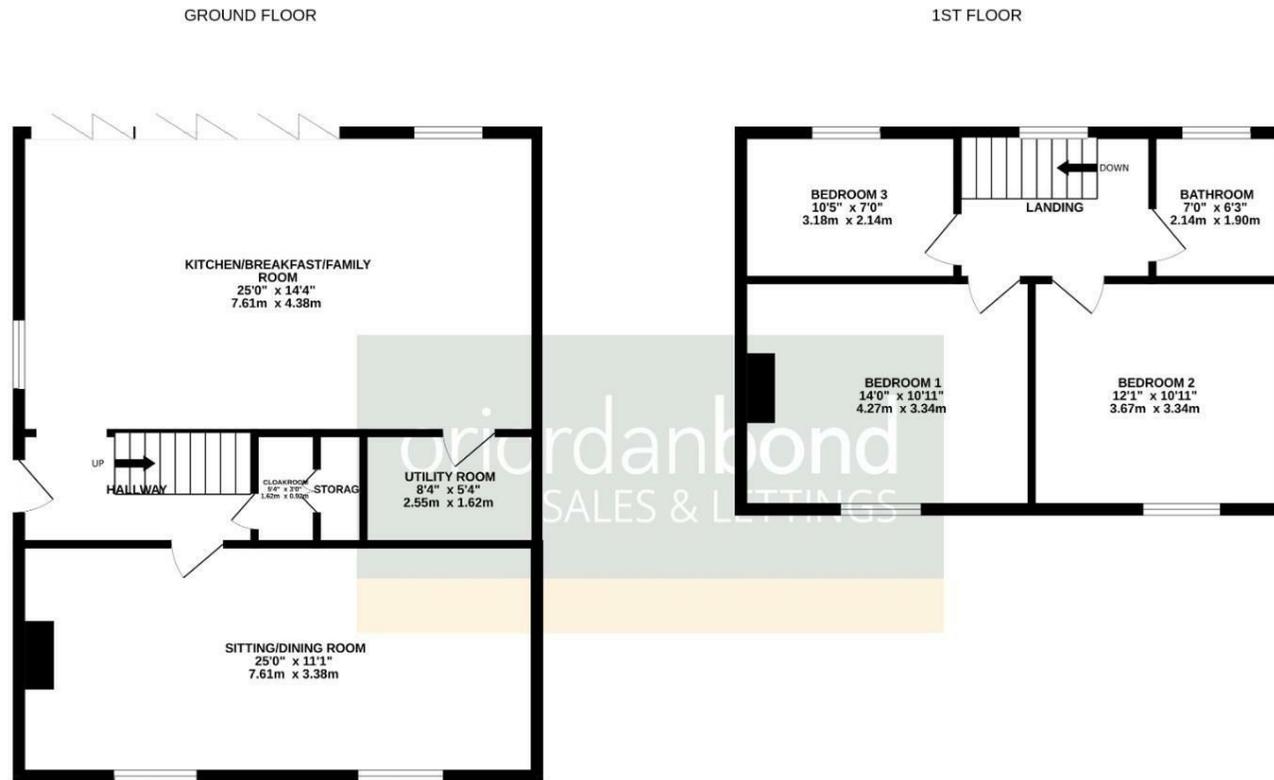
An extended three bedroom spacious family home set on a large plot with access to the rear for potential off road parking and double garage. The property offers a large extended open plan refitted kitchen/dining/family room with bi-fold doors overlooking the large rear garden, large reception room and refitted bathroom and is within easy walking distance to the village centre.

Accommodation comprises open plan hallway with stairs rising to the first floor, cloakroom/WC, spacious sitting/dining room with log burner, extended open plan re-fitted kitchen/breakfast/family room with roof lantern, large island and fitted appliances, a utility room, first floor landing, master bedroom, two further double bedrooms and a re-fitted family bathroom. Outside, the front of the property is retained by fence with gate leading to the front garden being laid to lawn with shrubs, a path to the front door and access to the side. To the rear is a large enclosed garden with double gates allowing access to the rear with potential for possible off road parking and a double garage/workshop. The garden is mainly laid to lawn with mature trees and shrubs and large patio which is ideal for entertaining. Further benefits include uPVC double glazed windows and doors and gas radiator heating. (A/1227/L)

- Extended three bedroom family home
- Open plan re-fitted kitchen/breakfast/family room with roof lantern
- Re-fitted family bathroom
- Gas radiator heating
- Large enclosed rear garden
- Potential for off road parking and double garage/workshop







TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Earls Barton Sales

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