



# Manor Walk

Hanging Houghton, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Manor Walk

Hanging Houghton  
NN6 9EP

Price  
£375,000

O'Riordan Bond is delighted to offer this mature end terraced village home, located in the heart of the village, at the end of a quiet lane with stunning countryside views. The property is uniquely positioned with wrap around gardens to three aspects, all of which are private and not overlooked. There is an extension to the rear providing an open plan kitchen/family/dining room with French doors opening to the rear garden.

The accommodation includes entrance hall, sitting room with patio doors to a private front garden and fireplace with wood burner, re-fitted kitchen opening into family/dining area with skylight windows and French doors to the rear, a study/boot room, utility room and cloakroom/WC. To the first floor is a landing with storage/airing cupboard, three good size bedrooms with built-in wardrobes and a re-fitted family bathroom with shower over the bath. The property benefits from double glazing and gas radiator heating with recently replaced Worcester Boiler. Outside is a large gated private front garden with superb views over open farmland which flows into the side garden and the rear garden all offering a high degree of privacy. This spacious family home has been refurbished and occupies an enviable plot close to open countryside. (B/1188/L)

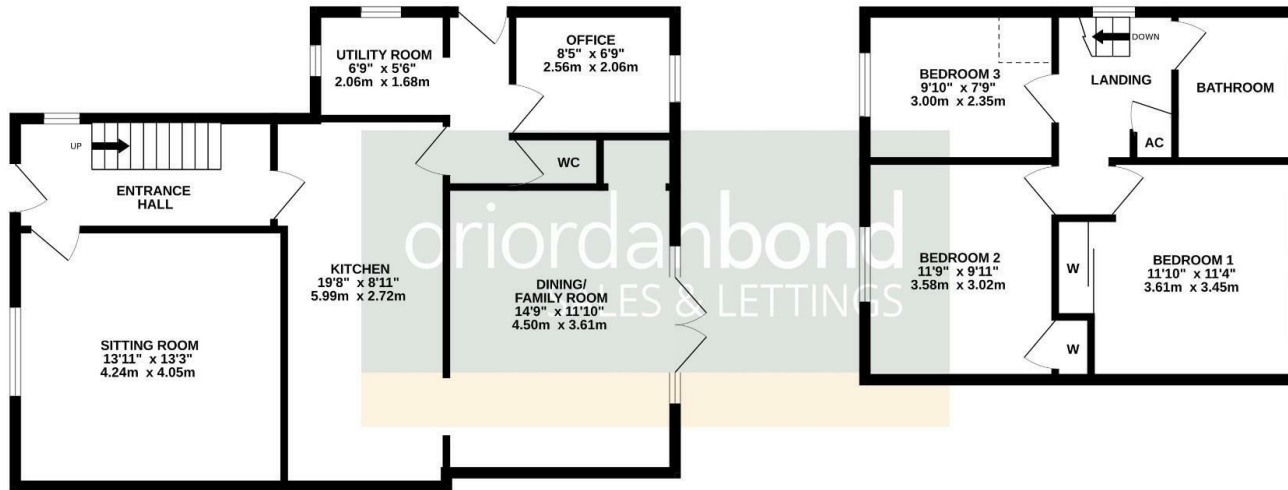
- Extended three bedroom village home
- Large private corner plot
- Re-fitted kitchen/dining/family room
- Re-fitted bathroom
- Gas radiator heating
- Gardens to three aspects with countryside views





GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1188sq.ft. (110.4 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: B
- Energy Efficiency Rating: D

#### 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.

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