



# HARWOODS

Chartered Surveyors & Estate Agents



17 Manor Road, Grendon  
Northamptonshire NN7 1JF

£279,000 Freehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

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## 17 Manor Road, Grendon, Northamptonshire NN7 1JF

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A character 3 bedroom end-terrace stone cottage with small easily managed courtyard garden so ideal for anyone wanting an easy "lock and leave" property in a village setting. The cottage has been much improved over the years and offers a stylish interior that mixes period features with modern fittings.

The accommodation includes a hallway, downstairs bathroom, fitted kitchen, sitting room with wood burner, dining area, landing and 3 sensible sized bedrooms. The cottage has UPVC double-glazing and gas radiator central heating.

The village of Grendon is located in attractive countryside and is convenient for Northampton, Wellingborough and Milton Keynes. A regular rail service from Wellingborough to London St Pancras is around 55 minutes.

Viewing recommended. No onward chain.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Composite panelled front door with inset double-glazed units. Radiator, exposed stonework, staircase rising to 1st floor landing, under-stairs cupboard, doorway to kitchen, fully glazed door to sitting room/diner and panelled door to bathroom.

#### Sitting Room/Diner

sitting area 15'9" x 11'3" dining area 10'8" x 7'2" (sitting area 4.80m x 3.43m dining area 3.25m x 2.1)

Stone fireplace with woodburning stove. Exposed ceiling beam, exposed feature stonework, two radiators, two UPVC double-glazed windows to the front and further UPVC double-glazed window to the side.

#### Kitchen

10'1" x 8'3" (3.07m x 2.51m)

1.5 bowl acrylic sink, wooden worksurface areas, base cupboards, base drawers and wall mounted cupboards. Range of appliances including ceramic hob, stainless steel filter hood, electric double oven, integrated dishwasher, integrated fridge and integrated freezer. Column style radiator, Velux double-glazed roof light and UPVC double-glazed window to the rear.

#### Bathroom

With modern white suite comprising close-coupled WC, vanity washbasin and panelled bath with Triton Enrich shower unit over. Chrome tower radiator, fully tiled walls, tiled floor, extractor fan and UPVC double-glazed window to the front.

#### First Floor Landing

Built-in cupboard, access to loft space and panelled doors off to all bedrooms.

#### Bedroom 1

12'3" x 9'2" (3.73m x 2.79m)

Fitted wardrobes, radiator and UPVC double-glazed window to the front.

#### Bedroom 2

12'3" x 8'0" (3.73m x 2.44m)

Radiator, loft access and UPVC double-glazed window to the front.

#### Bedroom 3

10'3" max x 7'8" max (3.12m max x 2.34m max)

Radiator and UPVC double-glazed window to the rear.

#### Outside

Small front garden with lawn and picket fence. Additional small portion of land which could possibly be used for parking subject to gaining any necessary consents (prospective purchasers must make their own enquiries). Small paved side courtyard garden giving access to the front door.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band D.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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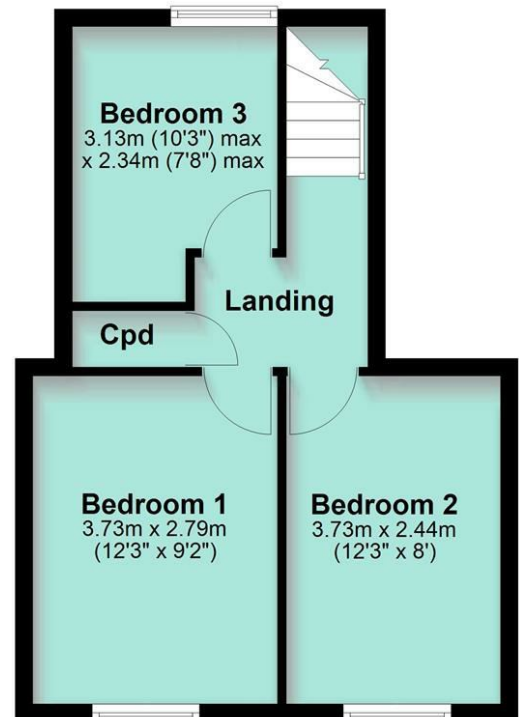
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**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

