17 Manor Road | Grendon | NN7 1JF

Matthew Nicholas

Offers In The Region Of £269,995

A nicely presented stone built cottage offered with no onward chain in the centre of this sought after village. The cottage offers a mix of period and contemporary features including exposed internal stonework and benefits from recently refitted kitchen and bathroom along with a courtyard garden Ideal for anyone looking for a low maintenance property or buy to let investment. In brief the property offers an entrance hall, sitting room, dining room, kitchen and bathroom. The upstairs landing leads to the three bedrooms. Outside offers a courtyard garden divided into two spaces. Further area of land which could (stc) form a parking area. Viewing recommended.

- Three bedroom cottage ion sought after village
- Attractive details such as exposed internal stonework
- Courtyard garden
- Refitted kitchen and bathroom
- Neutrally decorated throughout
- No onward chain

Composite door leading into

Entrance Hall
Radiator, storage cupboard, exposed stone work, stairs to first floor landing, archway through to kitchen, doors to bathroom and

Dining Room
7'2" x 12'6" (2.19 x 3.82)
Radiator, obscured window to side, opening into

Sitting Room
16'1" x 11'5" (4.92 x 3.48)
Windows to front, radiator, feature fireplace with stove on a stone surround and hearth, shelving, feature exposed stone walling and timber beam.

Kitchen
10'1" x 8'1" (3.09 x 2.48)
Fitted with a range of base and eye level units in a grey shaker style with timber worksurfaces above, polycarbonate one and half bowl sink and drainer with stainless steel mixer tap above, mid level oven, electric hob with extractor above, integrated dishwasher and washing machine, integrated under counter fridge and freezer, tiled splash areas, downlights, velux window to ceiling, radiator, obscured glazed window to rear.

Bathroom
5'2" x 8'3" (1.58 x 2.54)
Recently refitted with a three piece suite comprising a low level WC, hand wash basin recessed within a vanity unit and bath, electric shower over bath, glazed shower screen, towel warming radiator, tiling to all walls and flooring, expelair, obscured glazed window to front.

First Floor landing
Doors to all first floor rooms, storage cupboard, loft access hatch.

Bedroom One
9'2" x 12'3" (2.81 x 3.75)
Window to front, radiator, built in wardrobes.

Bedroom Two
8'0" x 12'1" (2.45 x 3.70)
Window to rear, radiator.

Bedroom Three
8'0" x 10'0" (2.46 x 3.05)
Window to front, radiator.

Outside
The property is approached via a wrought iron gate and concrete path leading to a timber gate providing access to the private courtyard garden. The front is laid to lawn and is enclosed with a picket fence. The courtyard is laid to patio slabs and enclosed with feather board fencing. An additional small pocket of land is also included within the purchase and could be landscaped to allow for off road parking if desired.

Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

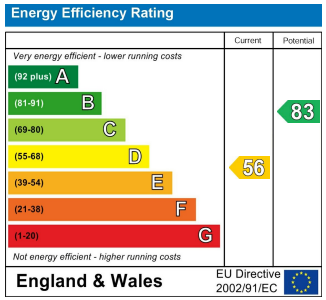
Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

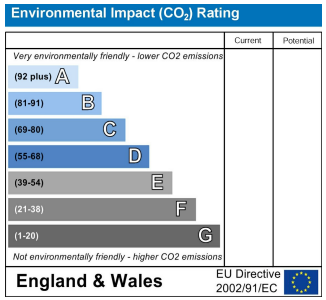
Further Information

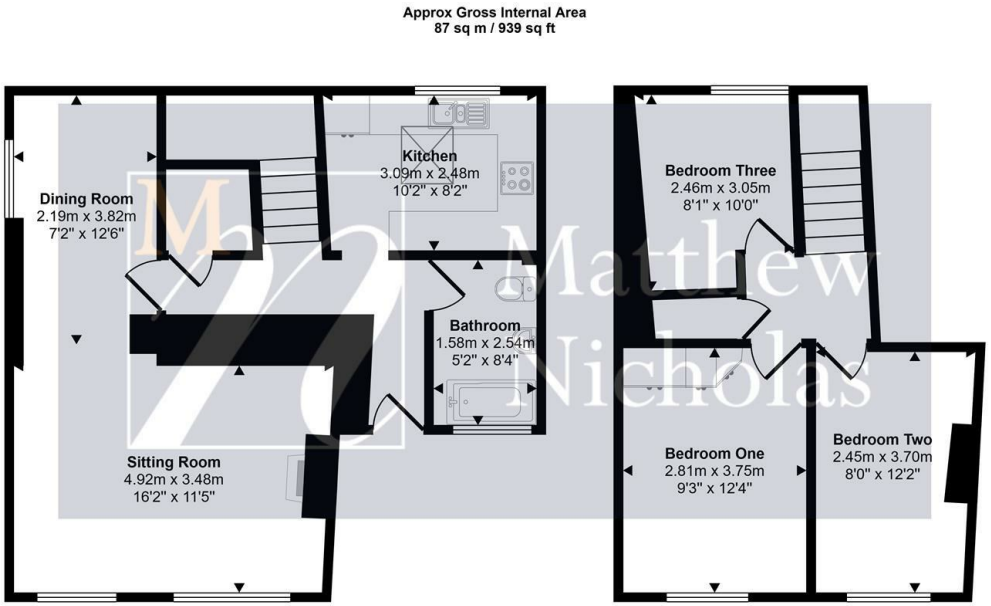
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 939.00 sq ft







Ground Floor
Approx 53 sq m / 570 sq ft

First Floor
Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

Matthew Nicholas