



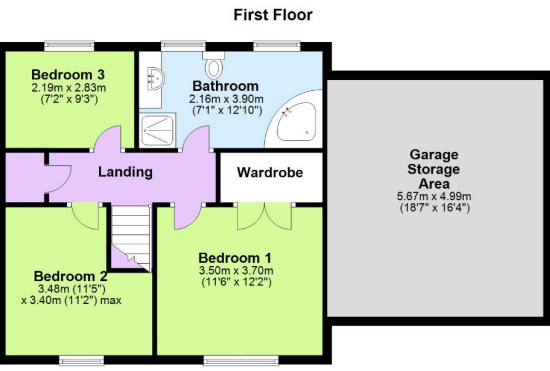
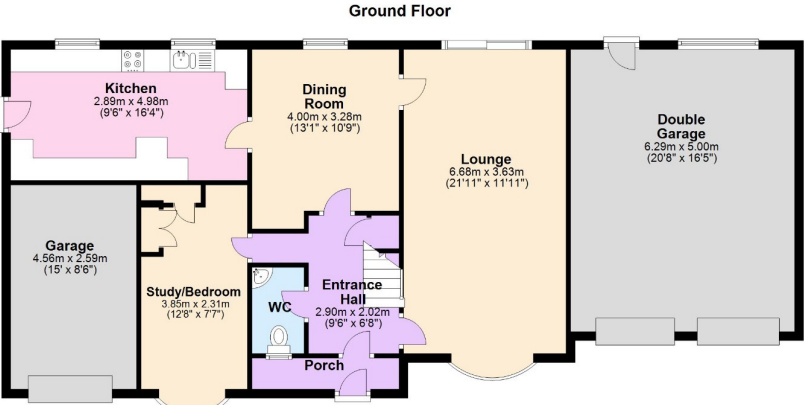
 01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Nether Heyford



4 Bedrooms | 1 Bathroom | 2 Reception Room | Triple Garage



LOCAL PROPERTY EXPERT AMANDA LOYDALL

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This is our second purchase via Campbells Estate Agents. Both purchases have been via Amanda who is friendly yet professional and has a wealth of knowledge of property in the local area. The chain (us and the seller) was then handed over to Sian who did an amazing job. Always on hand during some rather tricky parts and she really kept the communication going between all parties. Both ladies are a true credit to the company. As this property is a project for our development company we will definitely be in touch in the very near future!

BY: Laura, Nether Heyford - 20th September
ABOUT: Amanda and Sian



75 MANOR PARK

NETHER HEYFORD, NN 3NN

-  Sought After Village Location
-  Potential to Further Extend
-  End of Cul De Sac Location
-  Overlooks Open Fields
-  Private Garden
-  Annex Potential
-  Triple Garage
-  Large Plot
-  Detached

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Situated at the end of a cul de sac with open fields to the side is the extremely spacious four-bedroom detached home.

Properties in this location rarely come on to the market and this one is a gem! It has a very striking frontage with ample parking and three garages. The space the property offers is fabulous as it is but the potential the property offers is amazing. As you enter the welcoming hallway accessed via the handy porch, you'll find a downstairs cloakroom. The dual aspect lounge is a great size being the length of the house, it's bright spacious and airy. There's a separate dining room as well as a well-equipped kitchen breakfast room which overlooks the lovely garden. From the dining room you also access a downstairs bedroom with fitted wardrobes.

Upstairs you'll find a further three bedrooms along with a four-piece family bathroom. It is fair to say the property could do with some updating but the potential this village home has is incredible. There's a single garage to the left of the property and to the right a double garage has been added. All the garages have electric doors. The additional double garage has a first floor so could be converted to an annexe or a teenager flat, it offers endless possibilities. The lovely private garden is mature with well stocked borders and trees with open fields as your neighbour. There's space to the side for a greenhouse and shed with gated access to the front.



LOCATION

The popular and prized village of Nether Heyford, is located approximately 6 miles west of Northampton and, can be easily accessed either by the A5 and A45, and is less than two miles from Junction 16 of the M1. The village has great amenities, which include two public houses, two churches, a village hall, general store and Post Office, traditional shops and of course the village green - rumoured to be one of the largest in the country!? The Bliss Charity, Primary School, is within walking distance and, the nearest secondary school is in the neighbouring village of Bugbrooke, less than two miles away. The village also has the Grand Union Canal running through, and the mainline Northampton train station, to London/Euston, is only a short drive away.



Council Tax: E

EPC: D

"This home is rather special and is ready for its next family to enjoy has it has been by the current owners."