



**DORMAN CLOSE, NORTHAMPTON, NORTHAMPTONSHIRE, NN3
OIEO £210,000 LEASEHOLD**





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A chance has arisen to live in this select no through development set in the landscaped grounds of Manfield Grange, a Grade II listed Jacobean style Manor House. This property forms part of an attractive, stone mews of stable conversions also subject to the Grade II listing. The accommodation offers an entrance hall with useful coat storage cupboard, large sitting/dining room, kitchen with a range of built in appliances, two bedrooms and a shower room. The property also features a 9'3 cloakroom/walk in wardrobe. From the master bedroom, a door leads out to the garden terrace, providing a beautiful seating area, to sit outside and relax. The paved stone patio overlooks the communal grounds beyond. The apartment also benefits from having access to a storage cellar underneath. Allocated parking for one vehicle. Viewing is highly recommended to appreciate this lovely home and its splendid location. The property has recently had the benefit of a new gas fired boiler added. It also has the benefit of no onward chain.

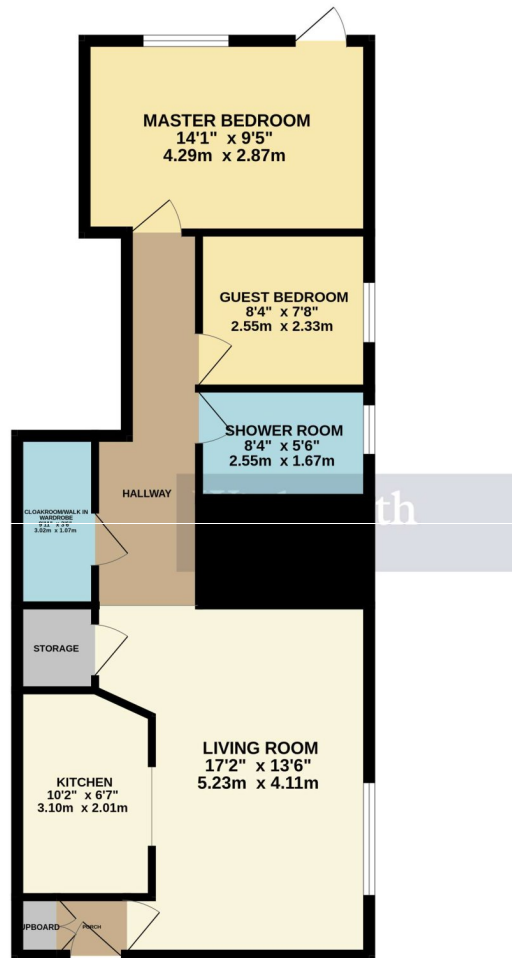
Lease length 80 Years remaining
Service charge £2200 for 2023
Council Tax Band 'C'
EPC TBC

Spinney Hill is a popular residential area of Northampton lying some 3 miles north-east of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to university are also available locally as are several outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.





GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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