





**3 Manor Farm Road, Great Billing, Northampton NN3 9EB**  
**Offers Over £575,000 - Freehold**

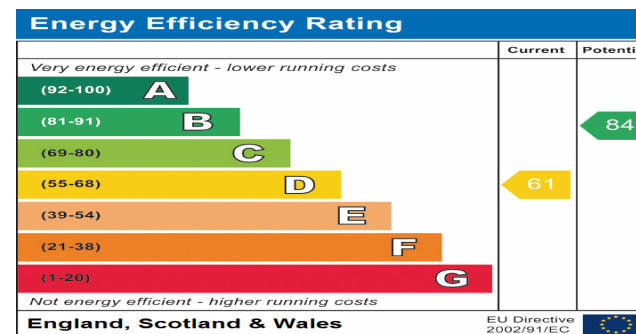


## PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer to the market this beautifully presented barn conversion offering three double bedrooms within the immaculately presented family home with a further bedroom in the detached annex, situated on a private road in Great Billing Village. In brief the property comprises: entrance hall, large lounge/diner, kitchen/diner, two double bedrooms and a family bathroom to the ground floor. Rising to the first floor is a further double bedroom benefiting a dressing area and en suite. Externally there are front and rear gardens along with ample amount of parking. Internal inspection is a must to appreciate the original character features this beautifully designed family home has to offer.

## POINTS OF INTEREST

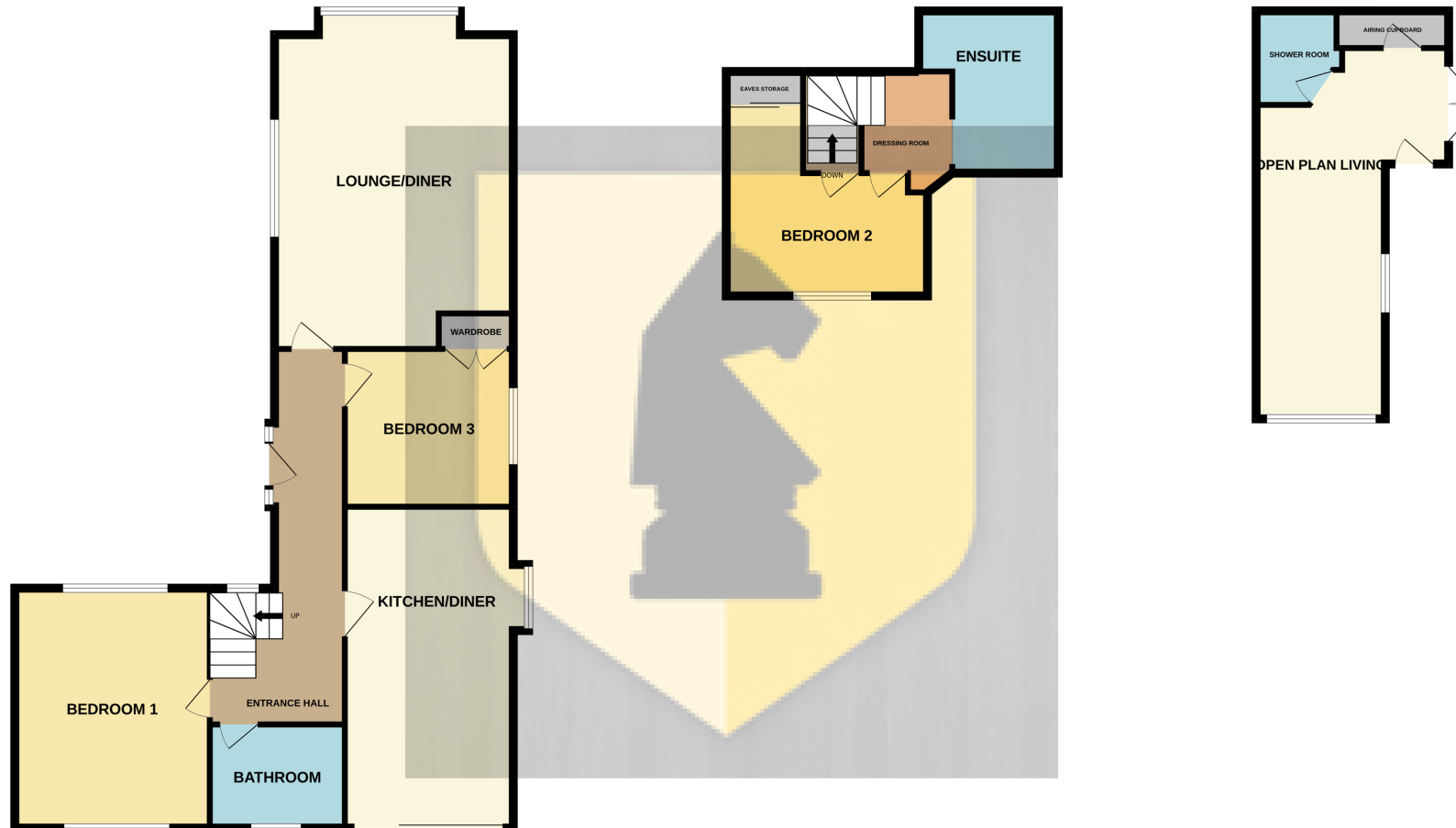
- Barn Conversion
- Four Double Bedrooms
- Detached Annex
- Immaculately Presented
- Wealth of Character Features
- Ample Parking
- Private Road
- Double Glazing & Gas Radiator Heating
- Council Tax Band - F



GROUND FLOOR  
1128 sq.ft. (104.8 sq.m.) approx.

1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.

ANNEX  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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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