MANOR ROAD,

MEARS ASHBY, NORTHAMPTONSHIRE

JACKSON-STOPS

34 MANOR ROAD,
MEARS ASHBY, NORTHAMPTONSHIRE, NN6 0DU

TOTAL APPROX. FLOOR AREA 1,311 SQ FT/121.7 SQ M

A WELL PRESENTED DETACHED TWO/THREE BEDROOM BUNGALOW BENEFITTING FROM AN ATTRACTIVE POSITION WITHIN A HIGHLY DESIRABLE VILLAGE

DISTANCE

Wellingborough 4 miles
(London St Pancras 50 minutes)
Northampton 7 miles
(London Euston 1 hour)
A14 (A1/M1 Link) 7 miles
Distances/times approximate

ACCOMMODATION

- Entrance hall and main hallway
- Sitting room
- Garden room/dining area
- Kitchen/breakfast room
- Two/Three bedrooms
- Study/Bedroom Three
- En-Suite shower room
- House bathroom
- Sheltered store area

OUTSIDE

- Gated driveway
- Landscaped front and rear gardens
- Garage and off road parking

GUIDE PRICE £475,000 Freehold

THE PROPERTY

34 Manor Road enjoys an attractive and private position along Manor Road in the highly desirable village of Mears Ashby. Whilst in the custodianship of the current owners the property has been well maintained and further improved during their time there over the past ten years or so.

On the ground floor an entrance hallway with lantern light provides access through double doors to a main hallway which in turn provides access to the principle living accommodation.

This comprises a sitting room with a fireplace and wood burner fire. From the sitting room double doors provide access to a lovely garden room/dining area with attractive tiled flooring, a lantern light and double doors which provide access to the rear landscaped gardens. Access from this room serves the study/bedroom three.

There is a re-fitted kitchen/breakfast room which comprises a range of base and eye level units with soft close drawers. Further features include tiled flooring, a Belfast sink set to granite worktop surfaces, a breakfast bar area and feature lantern light. There is a four plate AEG gas hob with extractor above, with further appliances to include electric AEG combination oven and conventional ovens and a wine fridge. A contemporary style stable door provides access to a sheltered store area attached to the side of the house.

There are three bedrooms, one of which is currently used as a study. The main bedroom suite has an adjacent en-suite shower room comprising wash hand basin set to vanity unit, WC, shower cubicle and a heated towel rail. Bedroom two benefits from fitted double wardrobes. Also to the ground floor there is a house bathroom suite comprising WC, wash hand basin, bath with shower above and an airing cupboard which houses the gas boiler.

Access is provided from the study/bedroom three to a single garage which is currently used as a laundry room.

OUTSIDE

A wooden gate provides access to a gravel driveway which offers off road parking and access to a single garage. The attractive front garden is landscaped and laid to lawn with flowers and shrubs. The rear garden is a further attractive feature to the property being landscaped comprising a main paved patio area, further seating areas and a barbecue area, all ideal for outside entertainment and alfresco dining. In addition, there is fixed trellis, established trees, flowers and shrubs complemented by a lawned garden area, summer house and timber tool/garden store. To the side of the house there is a further enclosed courtyard area with a garden shed and a further paved area.

LOCATION

The desirable conservation village of Mears Ashby lies in open countryside between Wellingborough and Northampton and has a church, primary school and thriving local pub. Local shopping facilities are provided in the neighbouring village of Earls Barton with Wellingborough and Northampton offering a more extensive range of shopping and leisure facilities. The property is also closely located to the popular Beckworth Emporium with its impressive garden centre, restaurant and food hall. The village has a primary school and is well located for access to communication links with the A45 linking onto the A14 (A1/M1 Link Road) and the M1 at Junction 15. There are mainline railway stations at Wellingborough providing services into London St Pancras with journey times of around 50 minutes together with services from Northampton into London Euston with journey times of around one hour.

DIRECTIONS SAT NAV NN6 0DU

What3Words: innovator.texted.forget

PROPERTY INFORMATION

Services: Gas central heating, mains drainage, electricity and water

Broadband: Ultrafast broadband available

Local Authority: North Northamptonshire Council
Tel. 0300 126 3000

Outgoings: Council Tax Band "D"
£2,430.44 for the year 2026/2027

EPC Rating: C

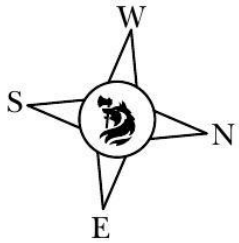
Tenure: Freehold

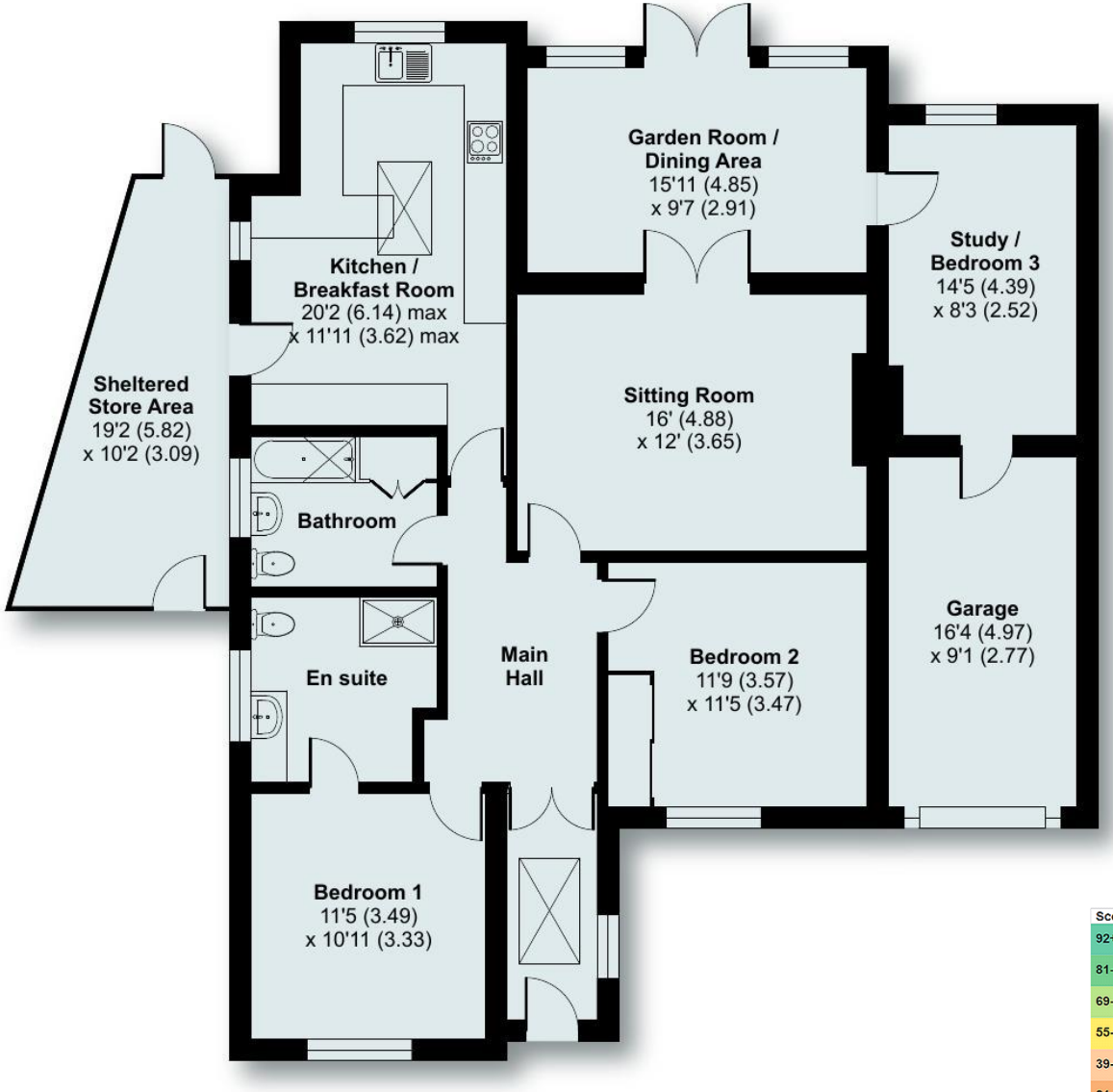
Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

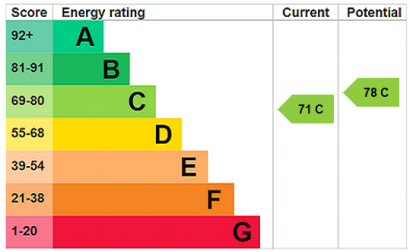
October 2026

Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

34 Manor Road, Mears Ashby







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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