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Dorman Close, Spinney Hill, Northampton, NN3 6QG

£270,000 - Offers in Excess of Barn Conversion

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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Property Summary

A rare opportunity to acquire this Grade II Listed split level stable conversion constructed by Charles Dorman around 1900. The property sits within a highly sought after estate with communal grounds covering circa 19 acres and is conveniently located close to lots of local amenities.

Features & Utilities

- ✓ Grade II Listed Stable Conversion
- ✓ Character Features Throughout
- ✓ Vaulted Ceilings
- ✓ Dual Aspect Living Room
- ✓ En-Suite To Master
- ✓ Built In Wardrobes
- ✓ Beautifully Maintained Gardens
- ✓ Gas Central Heating
- ✓ Two Allocated Parking Spaces
- ✓ No Chain

Property Overview

A rare opportunity to acquire this Grade II Listed split level stable conversion constructed by Charles Dorman around 1900. The property sits within a highly sought after estate with communal grounds covering circa 19 acres and is conveniently located close to lots of local amenities, shops and good local schooling. The accommodation comprises a large entrance hall with vaulted ceiling and storage cupboards, a spacious dual aspect sitting room, fitted kitchen with integrated appliances, master bedroom with ensuite shower room and a further bathroom on the ground floor. The first floor offers two double bedrooms, one with built in wardrobes, and a further shower room. Outside is a large communal courtyard to the front with access to communal gardens and a further green for entertaining. There are also two allocated parking spaces with this property. Further benefits include gas radiator heating system, vaulted and high ceilings, character features throughout and available with no upward chain. EPC Rating TBC. Council Tax Band E.

ENTRANCE HALL

Entrance via wooden door. Two radiators. Stairs rising to first floor landing. Vaulted ceilings. Storage cupboard.

SITTING ROOM 6.50m x 4.04m (21'4 x 13'3)

Wooden glazed arch windows to front elevation. Wooden glazed window to rear elevation. Three radiators.

KITCHEN 3.73m x 3.30m (12'3 x 10'10)

Wooden glazed window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. One and a half bowl sink and drainer unit with mixer tap over. Integrated oven, hob and extractor hood. Integrated fridge / freezer, dishwasher and washing machine. Cupboard housing boiler.

BEDROOM ONE 4.29m x 3.96m (14'1 x 13'0)

Wooden glazed window to side elevation. Radiator. Fitted wardrobes. Door to:

EN-SUITE

Radiator. Suite comprising walk in shower, wash hand basin and WC. Tiled splash backs. Extractor fan.

BATHROOM

Radiator. Suite comprising panelled bath, WC and wash hand basin. Tiled splash backs. Extract fan.

FIRST FLOOR LANDING

Velux windows.

BEDROOM TWO 4.32m x 3.56m (14'2 x 11'8)

Velux windows to rear elevation. Radiator.

BEDROOM THREE 3.84m x 4.51m (12'7 x 14'9)

Velux windows to front and rear elevations. Radiator. Two fitted wardrobes.

SHOWER ROOM

Velux window to rear elevation. Radiator. Suite comprising shower cubicle, wash hand basin and WC. Tiled splash backs.

OUTSIDE

FRONT

Communal courtyard area to the front.

GARDENS

Shared communal gardens.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Allocated

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £2302.32 per annum

Review Date – TBC

Ground Rent: £0

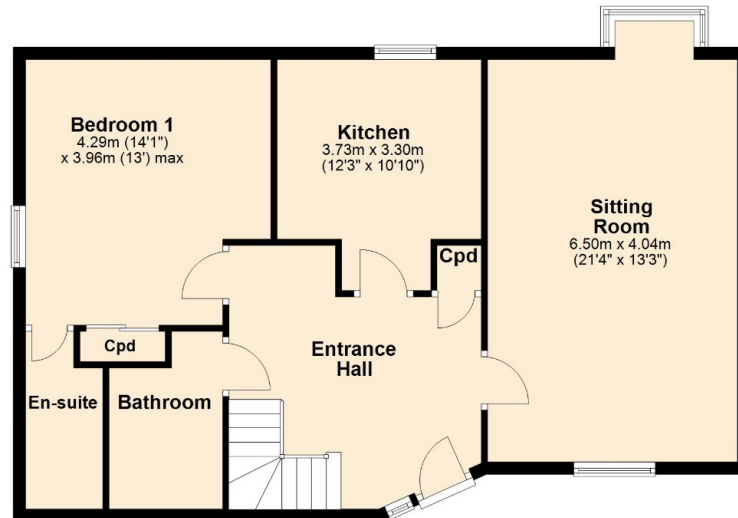
Length of Lease: 189 years from 2005

This information would need to be verified by your chosen legal representative.

Floorplan

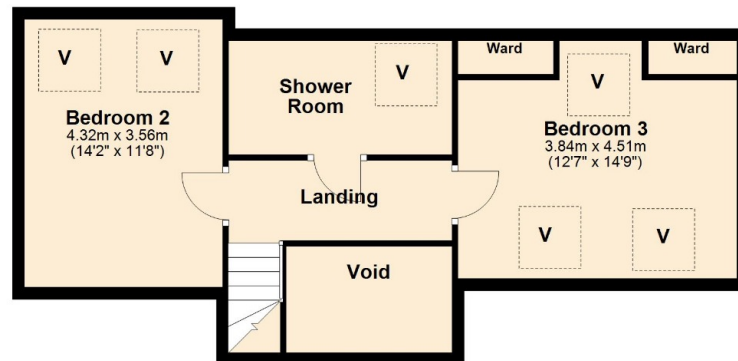
Ground Floor

Approx. 81.6 sq. metres (878.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



Total area: approx. 133.2 sq. metres (1433.4 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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