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Sandhills, Spratton, Northamptonshire, NN6 8HJ

£250,000 Semi-Detached

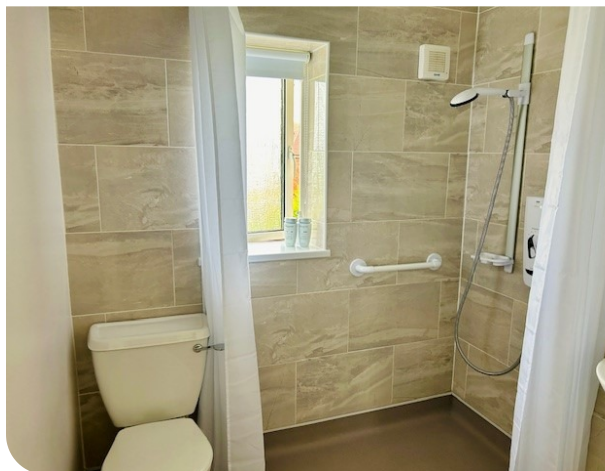
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Department: Sales

Tenure: Freehold





Property Summary

A two bedroom semi detached house situated in a quiet village cul-de-sac. It has a hall, lounge, kitchen / dining room, cloakroom and two store rooms plus two first floor double bedrooms and a bathroom. The property has uPVC double glazing, radiator heating and a good size front and rear gardens.

Features & Utilities

- ✓ Semi Detached
- ✓ Two Bedrooms
- ✓ Kitchen / Dining Room
- ✓ Cloakroom
- ✓ Front & Rear Gardens
- ✓ Radiator Heating
- ✓ uPVC Double Glazing

Property Overview

A two bedroom semi detached house situated in a quiet village cul-de-sac. It has a hall, lounge, kitchen / dining room, cloakroom and two store rooms plus two first floor double bedrooms and a bathroom. The property has uPVC double glazing, radiator heating and a good size front and rear gardens. EPC Rating TBC. Council Tax Band B.

ENTRANCE HALL

Window to front elevation. Radiator. Stairs rising to first floor landing.

LOUNGE 3.84m x 3.89m (12'7 x 12'9)

Window to front elevation. Radiator.

KITCHEN / DINING ROOM 2.64m x 5.61m (8'8 x 18'5)

Two windows to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. One and a half bowl sink unit. Space for cooker, fridge / freezer and washing machine. Understairs storage cupboard. Tiled splash backs.

REAR HALL

Doors to:

CLOAKROOM

Window to front elevation. WC.

STORE ROOM ONE

Window to front elevation.

STORE ROOM TWO

FIRST FLOOR LANDING

Window to side elevation.

BEDROOM ONE 3.23m x 3.99m (10'7 x 13'1)

Window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.38m x 2.95m (11'1 x 9'8)

Window to rear elevation. Radiator.

WET ROOM 1.63m x 1.88m (5'4 x 6'2)

Window to rear elevation. Radiator. Shower, WC and wash hand basin. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Lawn and border. Potential for a driveway (subject to planning permission).

REAR GARDEN

Paved seating area and lawn. Behind the conifers is a vegetable patch. Gated rear access.

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>

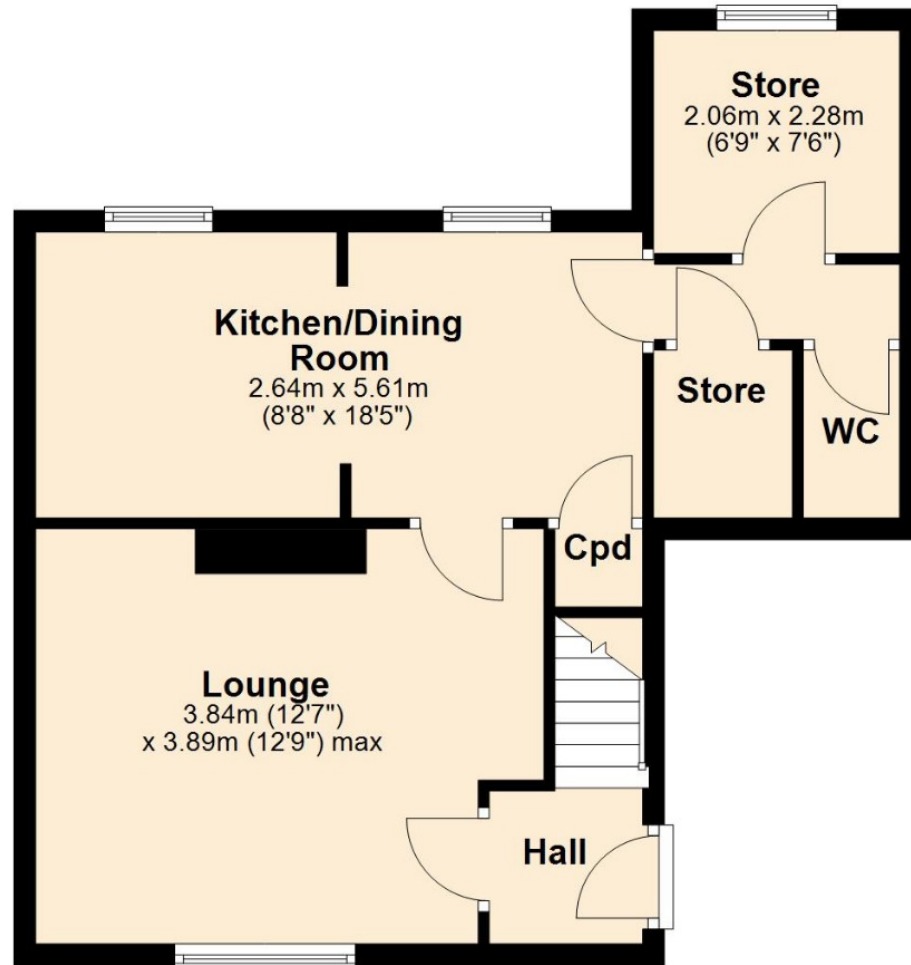
Solar PV Panels – None
EV Car Charge Point – None
Primary Heating Type – Gas
Parking – None
Accessibility – Ask Agent
Right of Way – Ask Agent
Restrictions – Ask Agent
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>
Property Construction – Ask Agent
Outstanding Building Work/Approvals – Ask Agent

AGENTS NOTES

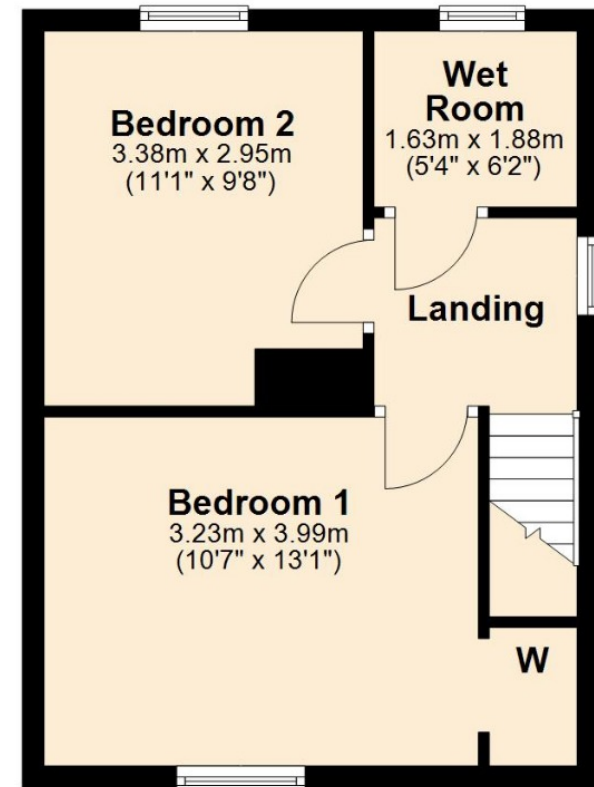
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Floorplan

Ground Floor



First Floor





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.

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