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# Spanslade Road, Standens Barn, NN3 9DL

£315,000 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold

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## Property Summary

A beautifully presented and refurbished semi detached property, situated within the popular Standens Barn area of Northampton.

## Features & Utilities

- ✓ Beautifully Presented & Refurbished Semi Detached Property
- ✓ Kitchen/Diner With Built In Appliances
- ✓ Conservatory With Solid Roof
- ✓ Three Bedrooms With Fitted Wardrobes
- ✓ Landscaped Gardens
- ✓ Viewing Is Recommended To Appreciate Condition



# Property Overview

A beautifully presented and refurbished semi detached property, situated within the popular Standens Barn area of Northampton. The accommodation comprises entrance porch, entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and bathroom. Outside there are gardens to front and rear, driveway providing off road parking. EPC Rating: D. Council Tax Band: B

## PORCH

Double glazed obscure entrance door. Double glazed obscure glazed windows to front and side elevations. Double glazed obscure glazed door to:

## HALLWAY

Double glazed obscure full length side panels. Radiator. Engineered wood flooring. Staircase rising to first floor landing. Archway to:

## LOUNGE 3.74m x 4.18m (12'3" x 13'8")

Double glazed bow window to front elevation. Radiator. Coving. Inset ceiling lights. Concealed storage cupboard. Archway to:

## KITCHEN/DINING ROOM 3.05m x 5.18m (10' x 16'11")

Double glazed window to rear elevation. Engineered wood flooring. Refitted wall and base units with solid Quartz work tops. Built in high level electric ovens, electric induction hob with AEG cooker hood, dishwasher, washing machine and larder style fridge. Quartz splash backs. Inset ceiling lights. Coving. Display unit. Sink with filter mixer tap. Archway to:

## CONSERVATORY 3.20m x 3.06m (10'5" x 10')

Solid roof. Double glazed French doors to side elevation. Double glazed windows to side and rear elevations. Radiator. Built in display unit with lighting. Engineered wood floor.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space via ladder. Cupboard housing hot water cylinder. Coving. Doors to:

## BEDROOM ONE 3.38m x 3.06m (11'1" x 10')

Double glazed window to front elevation. Radiator. Fitted wardrobes and dressing table with drawers. Engineered wood flooring. Coving. Inset ceiling

lights.

### **BEDROOM TWO 2.48m x 2.37m (8'1" x 7'9")**

Double glazed window to rear elevation. Radiator. Engineered wood floor. Coving. Inset ceiling lights. Fitted wardrobes and desk.

### **BEDROOM THREE 2.33m x 2.03m (7'7" x 6'7")**

Double glazed window to front elevation. Radiator. Engineered wood floor. Coving. Inset ceiling lights. Fitted wardrobe over bulkhead.

### **BATHROOM**

Double glazed obscure glazed window to rear elevation. Refitted three piece suite comprising bath with mixer tap and shower over with rainwater shower head and additional shower head, wash hand basin with mixer tap and WC. Shaver point. Part tiled walls with ceiling and recess light. Tiled floor. Inset ceiling lights. Built in shelved cupboard.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved frontage providing off road parking and some shrub borders.

#### **REAR GARDEN**

Enclosed by fencing. Paved patio area. Lawned garden with Blossom tree. Hot and cold outside taps and electrics. Timber shed with power and light.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Semi-Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

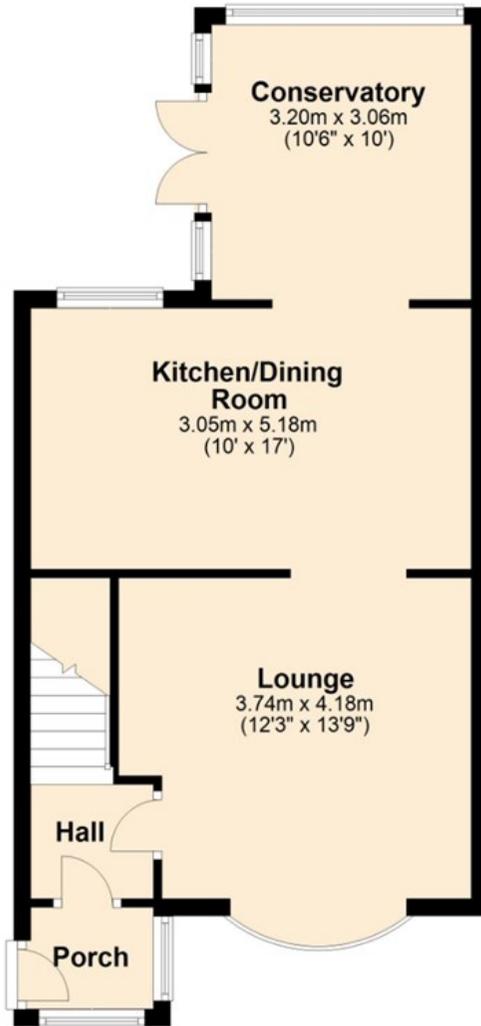
Council Tax – Band B  
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating  
Parking – Off-street  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way  
Rights and Easements – Ask Agent

### **AGENTS NOTES**

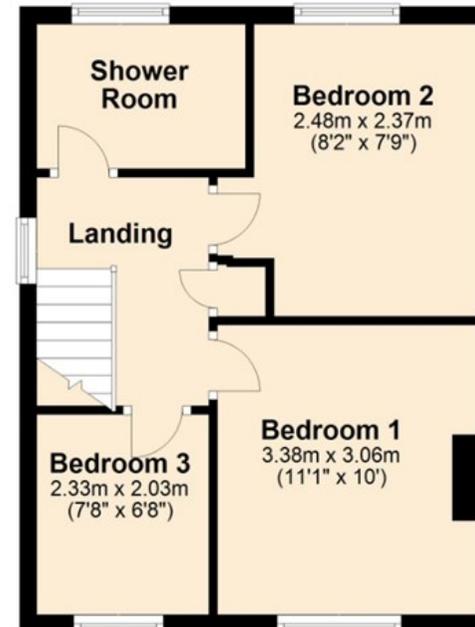
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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.

# 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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