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Spinney Hill, Braunston, NN11 7JF

£330,000 Semi-Detached

3 1 1



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Department: Sales

Tenure: Freehold



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Property Summary

Situated in sought after village of Braunston. This charming family home boasts stunning countryside views to the front, a large corner plot offering potential to extend and off-road parking.

Features & Utilities

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Generous Corner Plot
- ✓ Potential To Extend (STP)
- ✓ Off Road Parking
- ✓ Renovated Kitchen
- ✓ Renovated Bathroom
- ✓ Stunning Countryside Views
- ✓ Utility Room & WC
- ✓ Sought After Village

Property Overview

Situated in sought after village of Braunston. This charming family home boasts stunning countryside views to the front, a large corner plot offering potential to extend and off-road parking. With a lounge, renovated kitchen and bathroom, and delightful character features throughout, this property is perfect for family living. EPC Rating: E. Council Tax Band: B

HALLWAY

uPVC door with obscure double glazed panels. Quarry tiled flooring. Doors to:

LOUNGE 3.51m x 5.11m (11'6 x 16'9)

uPVC double glazed window to front elevation. Decorative ornate fireplace. Two radiators. Access to:

CONSERVATORY 2.86m x 2.59m (9'4 x 8'6)

uPVC double glazed windows to rear elevation. Door to garden.

KITCHEN/DINING ROOM 3.86m x 5.17m (12'8 x 17'0)

Four uPVC double glazed windows to front and side and rear elevations. uPVC double glazed door to rear garden. Victorian style cast iron radiator. High specification of oak effect laminate flooring. Wood work surface. Ceramic sink and drainer with brass effect mixer tap. Double Oven. Induction hob. Extractor fan. Range of base and wall units. Tiling to splash back areas. Cupboard. Doors to:

UTILITY ROOM

High specification of oak effect laminate flooring. Roll top work surface. Sink with mixer tap. Tiling to splash back areas. Doors to:

WC

High specification of oak effect laminate flooring. Low level WC.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator. Access to loft.

BEDROOM ONE 2.74m x 5.16m (9'0 x 16'11)

Two uPVC double glazed windows to front and rear elevation. Two radiators.

BEDROOM TWO 2.67m x 2.27m (8'9 x 7'5)

uPVC double glazed window to rear elevation. Radiator. Integrated wardrobe.

BEDROOM THREE 2.28m x 2.22m (7'6 x 7'3)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.86m x 1.71m (6'5 x 5'7)

uPVC obscure double glazed window to front elevation. Bath. Low level WC. Victorian style pedestal sink. Heated towel rail. Tiled splash back areas.

OUTSIDE

FRONT

Gravel driveway. Mainly laid to lawn. Mature shrubbery to borders. Path to front door.

REAR GARDEN

Wraparound patio (width of property). Large storage shed. Multiple patio and decking for use as entertainment areas. Enclosed by fence panelling. Mature shrubs to borders. Mainly laid to lawn.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply -Not Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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

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

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

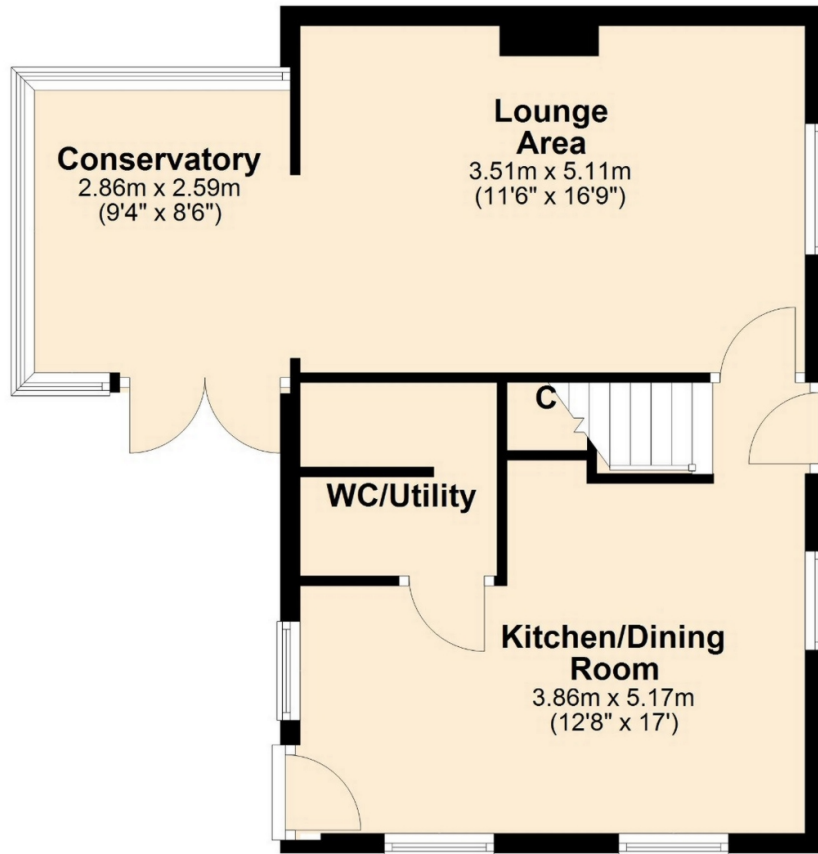
AGENTS NOTES

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.

Floorplan

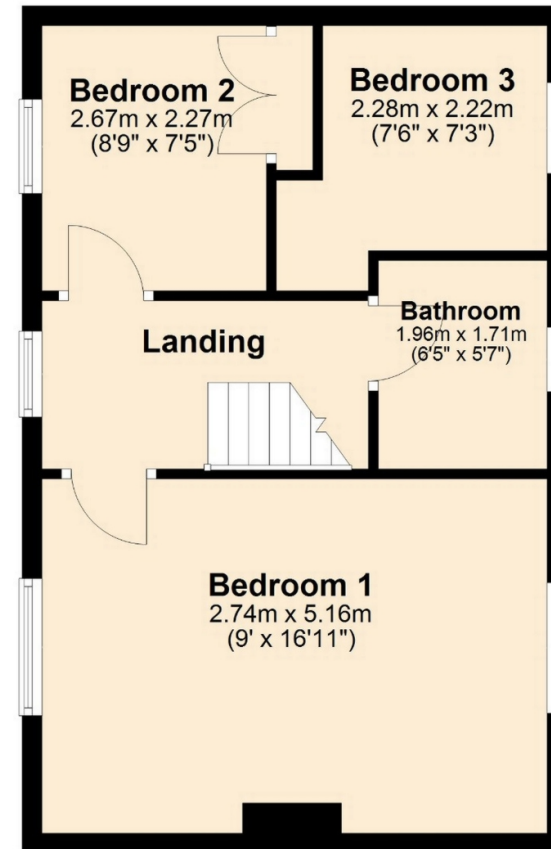
Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 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.

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