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# Spinney Hill Road, Spinney Hill, NN3 6DW

£300,000 - Offers Over Semi-Detached

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**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are proud to offer for sale this well presented three bedroom semi-detached family home in a wonderful location.

## Features & Utilities

- ✓ Semi Detached Family Home
- ✓ Three Bedrooms
- ✓ Driveway & Single Garage
- ✓ Conservatory
- ✓ Next To Parklands Primary School
- ✓ Separate Bathroom & WC



# Property Overview

Jackson Grundy are proud to offer for sale this well presented three bedroom semi-detached family home in a wonderful location. The home is positioned next to Parklands Primary School offering wonderful convenience for some parents, comprising entrance hallway, lounge, dining room, conservatory, kitchen and utility with internal access to the garage, all to the ground floor. To the first floor there are three bedrooms including two generous doubles, a two piece bathroom and separate WC. Outside there is a driveway leading to the single garage and a largely gravelled front garden. The rear garden is enclosed and well-tended, perfect for any family. EPC Rating: D. TBC. Council Tax Band: C

## PORCH

Glazed double entrance doors. Black and white tiles. Cupboard housing electric fusebox. uPVC double glazed windows and door to:

## HALL

Laminate flooring. Radiator. Staircase rising to first floor landing. Understairs cupboard. Doors to:

## LOUNGE 4.55m x 3.73m (14'11 x 12'3)

uPVC double glazed bay window to front elevation. Radiator. Timber mantel and stone/tiled hearth with inset electric fire.

## DINING ROOM 3.63m x 3.28m (11'11 x 10'9)

uPVC double glazed sliding doors to conservatory. Radiator. Laminate flooring.

## CONSERVATORY 2.72m x 2.90m (8'11 x 9'6)

uPVC double glazed windows and door to garden. Part brick built. Radiator.

## KITCHEN 3.61m x 2.39m (11'10 x 7'10)

uPVC double glazed window to rear elevation. A range of wall and base units with roll top work surfaces over. One and a half bowl sink and drainer. Fitted Neff double oven, four ring gas hob and extractor. Space and plumbing for white goods. Part tiled walls and tiling to splash back areas. Glazed door to utility.

### **UTILITY ROOM 3.61m x 2.24m (11'10 x 7'4)**

Space and plumbing for white goods. Wall and base units. Roll top work surfaces. uPVC double glazed doors to garden. Door to garage. Skylight.

### **FIRST FLOOR LANDING**

Access to loft space. Doors to:

### **BEDROOM ONE 4.52m x 3.40m (14'10 x 11'2)**

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobes.

### **BEDROOM TWO 3.63m x 3.51m (11'11 x 11'6)**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

### **BEDROOM THREE 2.74m x 2.29m (9'0 x 7'6)**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe over bulkhead.

### **BATHROOM 1.65m x 2.24m (5'5 x 7'4)**

uPVC double glazed window to rear elevation. Ladder heated towel rail. Two piece suite comprising P shaped bath with shower over, vanity wash hand basin. Tiled walls. Tiled floor.

### **WC**

uPVC double glazed window to side elevation. Low level WC. Tiling to half height.

### **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway. Gravelled area. Raised bedding area. Enclosed by mid level brick walls. Enclosed by mid level brick walls and feather panelled fencing. Driveway leading to garage.

### **GARAGE 4.72m x 2.44m (15'6 x 8'0)**

Up and over door. Power and light.

## REAR GARDEN

Paved patio and path. Largely lawned rear garden with raised bedding areas. Timber shed to hardstanding. Enclosed by feather panelled fencing and brick wall.

## MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

## 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

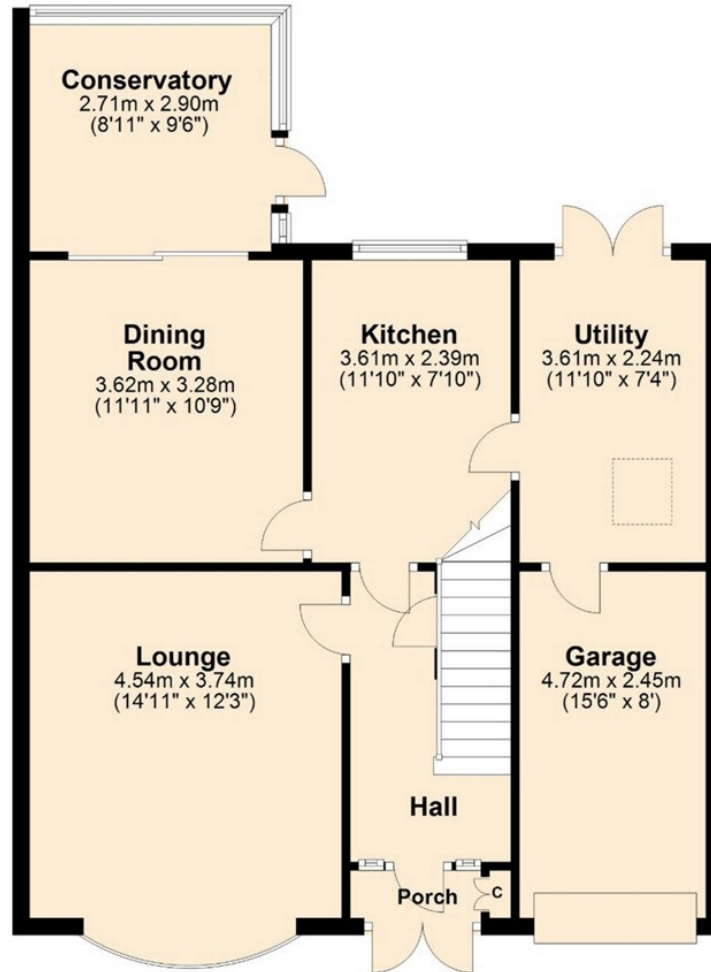
statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of 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

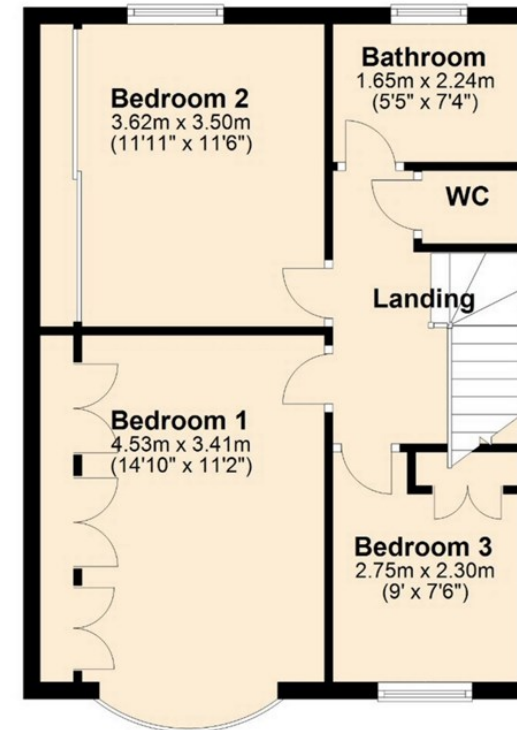
## Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 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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