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Spinney Hill Road, Spinney Hill, Northampton, NN3 6DN

£250,000 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsley
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

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Property Summary

A three bedroom semi detached family home, situated on a corner plot with front/side and rear gardens, off road parking and single garage with access from the garden.

Features & Utilities

- ✓ Three Bedroom Semi Detached
- ✓ Corner Plot
- ✓ Off Road Parking
- ✓ Garage
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazed Windows
- ✓ Sought After Area
- ✓ Close To Local Amenities
- ✓ Close To Good Schooling
- ✓ WC

Property Overview

A three bedroom semi detached family home, situated on a corner plot with front/side and rear gardens, off road parking and single garage with access from the garden. The property is located in the sought after area of Spinney Hill. The accommodation comprises entrance hall, WC, lounge/dining room, kitchen and lean to/conservatory. The first floor provides three good size bedrooms and a family bathroom. Please call 01604 715000. EPC Rating: C. Council Tax Band: C

HALL

uPVC double glazed window. Radiator. Laminate flooring. Staircase rising to first floor landing.

WC

Obscure uPVC double glazed window to front elevation. Low level WC and wash hand basin.

LOUNGE/DINING ROOM 7.71m x 3.59m (25'4 x 11'9)

uPVC double glazed window to front elevation. uPVC double glazed patio doors to rear elevation. uPVC double glazed window to side elevation. Two radiators.

KITCHEN 3.69m x 2.37m (12'1 x 7'9)

Wall and base units with roll top work surfaces. Built in oven, hob and extractor. Space for dishwasher and washing machine.

LEAN TO/CONSERVATORY (2.50m x 4.72m (8'2 x 15'6)

Radiator. Doors to rear elevation.

FIRST FLOOR LANDING

Access to loft space. Cupboard.

BEDROOM ONE 4.28m x 3.51m (14'1 x 11'6)

uPVC double glazed windows to side and rear elevations. Radiator.

BEDROOM TWO 3.52m x 3.56m (11'6 x 11'8)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.56m x 2.34m (8'5 x 7'8)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to front elevation. A three piece suite comprising low level WC, wash hand basin and panelled bath. Tiled splash back areas.

OUTSIDE

FRONT GARDEN

Concrete pathway to front. Raised area with shrubs and bushes.

REAR GARDEN

A wrap around garden which is mainly laid to block paving. Enclosed by brick wall and timber fencing. Access to parking.

GARAGE

Up and over door. Power and light. Door to garden.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains 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 – Gas Radiators

Parking – Yes

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

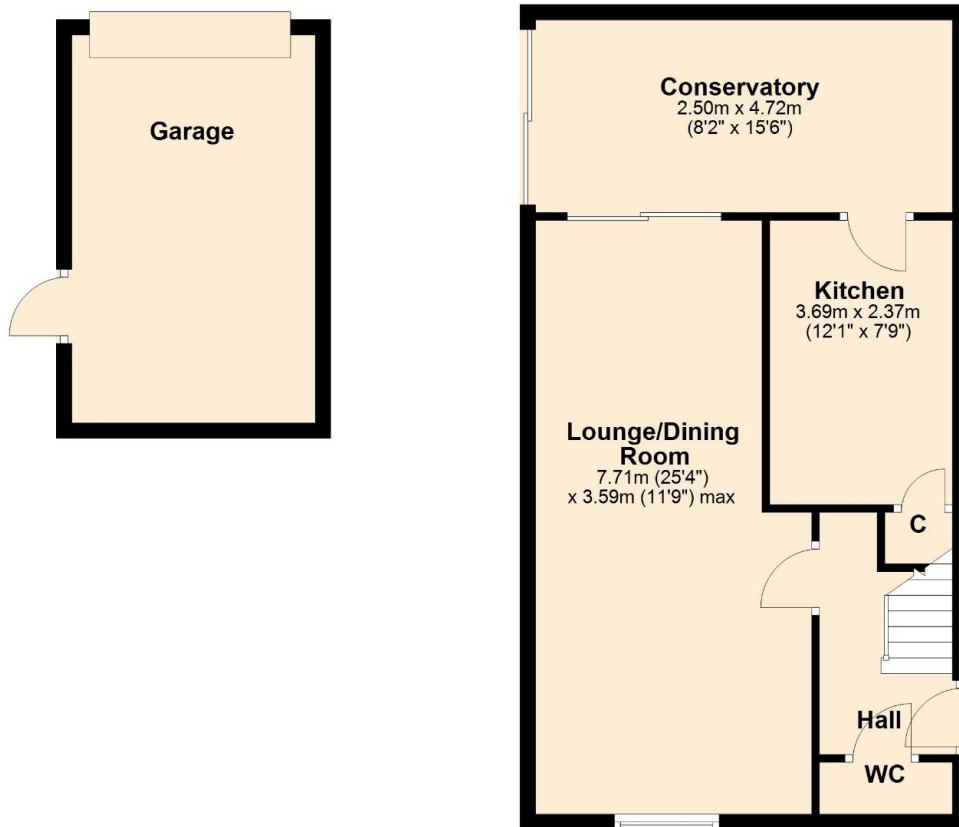
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AGENTS NOTES

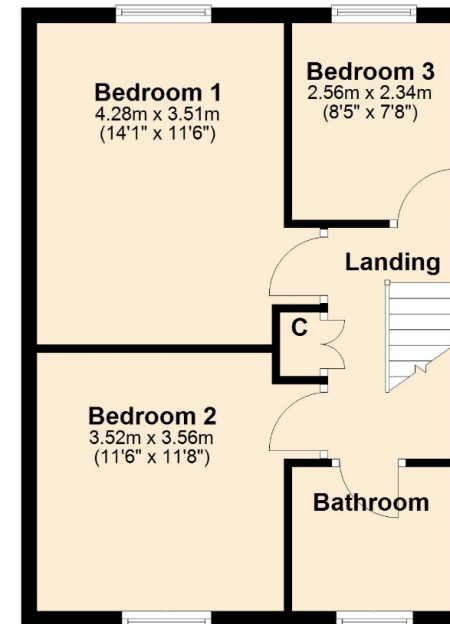
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



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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