



www.jacksongrundy.com

# St. Albans Road, Spinney Hill, Northampton, NN3 2RH

£300,000 - Offers Over Semi-Detached

3 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Abington  
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111  
Email Us abington@jacksongrundy.co.uk







## Property Summary

NO ONWARD CHAIN. This beautifully extended three-bedroom semi-detached family home with large garden, off road parking and garage is situated in the highly desirable location of Spinney Hill, close to excellent amenities and well regarded schools.

## Features & Utilities

- ✓ No Chain
- ✓ Extended Semi Detached
- ✓ Utility Room
- ✓ Garage
- ✓ Downstairs WC
- ✓ Large Kitchen Dining Family Room
- ✓ Driveway
- ✓ Large Shower Room

# Property Overview

NO ONWARD CHAIN. This beautifully extended three-bedroom semi-detached family home is situated in the highly desirable location of Spinney Hill, close to excellent amenities and well regarded schools. Boasting an impressive two-storey extension, the property offers spacious living throughout. The ground floor features a welcoming entrance hall, a comfortable lounge, and a bright, open-plan kitchen/diner/family room, complemented by a handy utility room and a convenient WC. Upstairs, the first floor comprises a large master suite, a bay-fronted second bedroom, a well-proportioned third bedroom, and a larger-than-average shower room suite. Outside, the property benefits from a generously sized, well-maintained garden with a summer house and side access, a block-paved driveway providing ample parking, and a garage for additional storage or parking needs. This exceptional home offers both space and comfort, making early viewing highly recommended. EPC Rating: D. Council Tax Band: D

## ENTRANCE HALL

Obscure glazed door to entrance. Stairs to first floor. Under stairs storage cupboard. Doors to.

## WC

Obscure window to side elevation. Low level WC. Wash hand basin. Tiled throughout.

## KITCHEN/DINER/FAMILY ROOM 7.19m x 5.10m

### Kitchen/Dining Room

– Glazed window and doors to rear and side elevation. Radiator. Range of wall mounted and base level cupboards and drawers with work surface over. Integrated AEG appliances to include double oven, electric hob, extractor canopy and dishwasher. Stainless steel sink and drainer with mixer tap. Space for dining table. Open arch to;

### Family Room –

Gas fireplace with stone surround. Space for relaxing furniture.

## LOUNGE 4.47m x 3.35m (14'8 x 11'0)

Glazed bay window to front elevation. Radiator.

### **UTILITY 3.05m x 2.08m (10'0 x 6'10)**

Glazed door to side elevation. Wall mounted and base level cupboards with work surface over. Stainless steel sink and drainer. Space and plumbing for washing machine, tumble dryer, fridge freezer.

### **FIRST FLOOR LANDING**

Access to boarded loft via ladder. Storage cupboard. Doors leading to shower cubicle and connecting rooms:

### **BEDROOM ONE 5.19m x 4.58m (17'0 x 15'0)**

Glazed window to rear elevation. Radiator. Large master suite with dressing area. Unit with sink and mixer taps. Built in wardrobes. Space for bedroom furniture. Door to;

### **BEDROOM TWO 4.63m x 3.12m (15'2 x 10'3)**

Glazed bay window to front elevation. Radiator.

### **BEDROOM THREE 2.84m x 2.02m (9'4 x 6'8)**

Glazed window to front elevation. Radiator.

### **SHOWER ROOM 3.27m x 2.43m (10'9 x 8'0)**

Obscure glazed window to side elevation. A spacious and modern shower room with double walk in shower, low level WC and vanity wash hand basin. Tiled throughout. Built in storage cupboard. Heated towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

Front garden. Gated entrance to paved driveway with off road parking leading to garage.

#### **GARAGE**

Doors to front and side. Power and light connected.

#### **REAR GARDEN**

A generous size plot, mainly laid to lawn with block paved entertaining terrace. Summer house and two outbuildings. Raised beds with mature shrubs

and perennials. Enclosed with timber fencing.

### **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 – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

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

### **AGENTS NOTES**

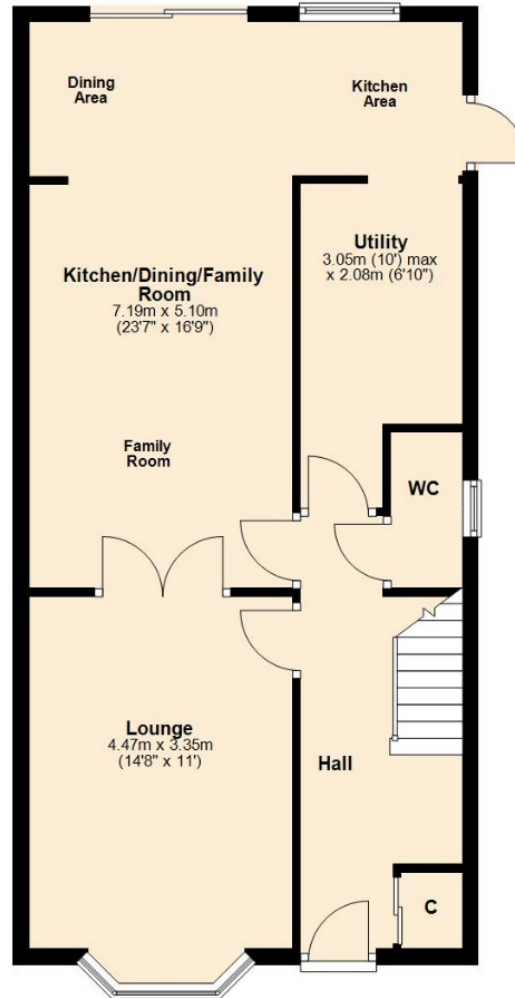
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of



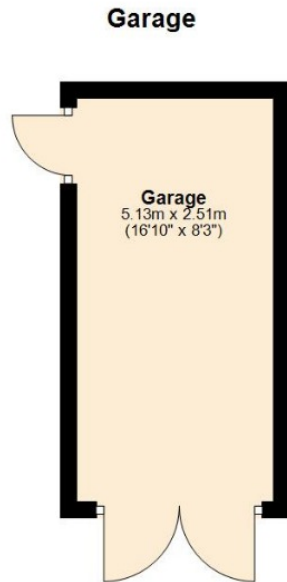
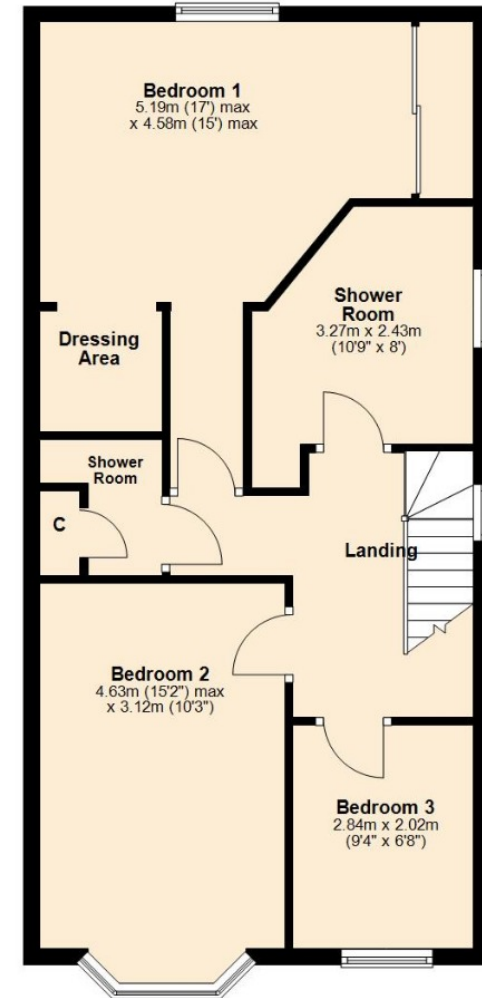
the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Ground Floor



## First Floor



Total area: approx. 130.1 sq. metres (1400.5 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Abington**  
343 Wellingborough Road, Abington, Northampton, NN1 4ER

**Call Us** 01604 231111  
**Email Us** [abington@jacksongrundy.co.uk](mailto:abington@jacksongrundy.co.uk)

