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The Spinney, Grange Park, NN4 5BT

£525,000 Detached

5 3 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Beautifully positioned at the end of a quiet cul-de-sac, this spacious 5 bed detached home with off road parking and garage is located within the highly sought-after Grange Park development. Grange Park is a well-established and family-friendly area offering excellent access to amenities.

Features & Utilities

- ✓ Popular Grange Park Development
- ✓ Modern Detached House
- ✓ Open Front Aspect
- ✓ Garden Room Extension
- ✓ UPVC Double Glazing
- ✓ Five Good Size Bedrooms
- ✓ Three Bathrooms
- ✓ South Facing Garden
- ✓ Double Driveway & Garage
- ✓ Gas Central Heating

Property Overview

Beautifully positioned at the end of a quiet cul-de-sac, this spacious five-bedroom detached home enjoys an open aspect to the front and is located within the highly sought-after Grange Park development. Grange Park is a well-established and family-friendly area offering excellent access to local amenities, reputable schools, and scenic green spaces, including the nearby Foxfield Park. The location also benefits from convenient links to the M1 and nearby retail and leisure facilities. This impressive home offers generous and versatile living accommodation spread across three floors and is ideal for growing families. Notable features include a south-facing rear garden, gas central heating, UPVC double glazing, a double-width driveway, and a detached double garage. The ground floor accommodation comprises an entrance hall, a cloakroom/WC, a spacious lounge with a feature fireplace and log burner, which opens into a bright garden room extension complete with skylights and French doors leading out onto the rear terrace. The dual-aspect kitchen dining room spans the full length of the property and offers a wonderful space for family life and entertaining, with an adjoining utility area for added convenience. On the first floor, you'll find three well-proportioned bedrooms, bedroom one complete with dressing area and en-suite shower room, along with a modern family bathroom. The second floor provides access to two further double bedrooms and a shared bathroom, ideal for older children or guest accommodation. Outside, the property enjoys both front and rear gardens, along with a double-width driveway providing ample off-road parking and access to a detached double garage. A fantastic family home in a desirable location-viewing is highly recommended. EPC Rating: C Council Tax Band: F

ENTRANCE

Enter via composite entrance door to:

ENTRANCE HALL

Stairs to first floor. Radiator. Doors to adjoining rooms.

WC

Pedestal wash hand basin. Dual flush WC. Tiled to splashback areas. Radiator.

LOUNGE 6.52m x 3.30m (21'5" x 10'10")

Double glazed window to front elevation. Contemporary feature fireplace with inset wood burner. Radiator. Opening through to:

GARDEN ROOM 3.08m x 3.00m (10'1" x 9'10")

A lovely room overlooking the rear garden. Vaulted ceiling with two skylight windows. Double glazed window to rear elevation and patio doors to side allowing access to the patio area. Spotlights to ceiling. Radiator.

KITCHEN/DINING ROOM 6.52m x 3.10m (21'5" x 10'2")

A spacious room occupying the full depth of the property with dual aspect double glazed windows. Fitted with shaker style base and wall mounted units with solid wood butchers block style work surface over. Butler style sink with mixer tap. Tiling to splashback areas. Space for range cooker with extractor hood over. Plumbing and space for dishwasher. Space for dining suite. Spotlights to ceiling. Radiator. Opening to the utility room.

UTILITY 2.28m x 2.06m (7'6" x 6'9")

Double glazed door to rear garden. Fitted with continuation of shaker style base units. Plumbing and space for washing machine.

FIRST FLOOR LANDING

Double glazed window to front. Stairs to second floor. Radiator. Airing cupboard housing Mega flow system. Doors to bedrooms and bathroom.

BEDROOM ONE 3.94m x 3.07m (12'11" x 10'1")

Dual aspect double glazed window to front and rear elevation. Two radiators. Twin double wardrobes. Door to:

EN-SUITE 2.52m x 1.40m (8'3" x 4'7")

Double glazed obscure window to rear elevation. Tiled double shower cubicle. Wash hand basin set into vanity unit with storage drawers below and open flow mixer tap. Dual flush WC. Chrome heated towel rail. Predominantly tiled to all walls. Spotlights to ceiling.

BEDROOM TWO 3.20m x 3.30m (10'6" x 10'10")

Double glazed window to front elevation. Radiator. Two double wardrobes.

BEDROOM THREE 2.63m x 3.07m (8'8" x 10'1")

Double glazed window to rear elevation. Radiator. Double wardrobe.

BATHROOM 1.68m x 2.34m (5'6" x 7'8")

Double glazed obscure window to rear elevation. Panel bath with mixer tap and shower attachment over. Wash hand basin set in vanity unit with storage

cupboard and open flow tap. Dual flush WC. Chrome heated towel rail. Spotlights to ceiling. Tiled to all walls.

SECOND FLOOR LANDING

Skylight window to rear elevation. Storage cupboard. Doors to bedrooms and shower room.

BEDROOM FOUR 4.02m x 3.38m (13'2" x 11'1")

Double glazed dual aspect windows to front and rear elevations. Two radiators. Double wardrobes.

BEDROOM FIVE 2.45m x 4.32m (8'0" x 14'2")

Double glazed window to front elevation. Radiator. Access to loft space.

SHOWER ROOM 1.46m x 2.98m (4'9" x 9'9")

Skylight window to rear elevation. Tiled shower cubicle. Dual flush WC. Pedestal wash hand basin. Tiling to splashback areas. Spotlights to ceiling. Chrome heated towel rail.

OUTSIDE

FRONT

An attractive frontage with established shrubs and bedding plants. Block paved path leading to front entrance and side of garage. Gated access to rear garden. Courtesy door to double garage.

DOUBLE GARAGE

Detached garage under tiled roof with two electric up and over doors. Power, security alarm and lighting connected.

REAR GARDEN

Southerly facing with a good degree of privacy. Block paved patio area extending to both side with gated access to the front. Laid to lawn with shrubs to the borders. Second patio area. Space for shed.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, Double Garage

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, No easements/servitudes/wayleaves

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



Total area: approx. 169.2 sq. metres (1821.5 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.

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