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# Spanslade Road, Standens Barn, NN3 9DL

£310,000 Semi-Detached

 3  1  2



Department: Sales

Tenure: Freehold

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## Property Summary

Offered to the market in immaculate condition throughout is this three/four bedroom family home boasting a fully re-fitted Howdens kitchen and stunning modern decor.

## Features & Utilities

- ✓ Immaculate Family Home
- ✓ Three/Four Bedrooms
- ✓ Re-Fitted Howdens Kitchen
- ✓ Converted Garage
- ✓ Off Road Parking
- ✓ Re-Fitted Bathroom

# Property Overview

Offered to the market in immaculate condition throughout is this three/four bedroom family home boasting a fully re-fitted 'Howdens' kitchen and stunning modern decor. The accommodation comprises entrance hall, lounge opening to kitchen/diner, utility, study/bedroom four with three well proportioned bedrooms and a re-fitted shower room to the first floor. Further benefits include a good sized rear garden, driveway providing off road parking and gas radiator heating. Early viewing is advised. EPC Rating: D. Council Tax Band: B

## ENTRANCE HALL

Entry via front door. Stairs rising to first floor landing. Door to:

## LOUNGE 4.09m x 3.81m (13'5" x 12'6")

UPVC double glazed window to front elevation. Radiator. Opening to:

## KITCHEN/DINING ROOM 3.00m x 5.11m (9'10" x 16'9")

A stunning refitted 'Howdens' kitchen comprising range of wall mounted and base level cabinets and drawers with roll top work surfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Inset electric oven and hob with extractor over. Built in dishwasher. Under cabinet lighting. Tiling to splash back areas. Wood effect laminate flooring. Radiator. Fitted built in microwave. Spotlights to ceiling. UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear garden. Door to:

## UTILITY 4.11m x 2.21m (13'5" x 7'3")

Continuation of wood effect laminate floor. Space and plumbing for washing machine and space for tumble dryer. Door to garden. Door to:

## STUDY/BEDROOM 2.97m x 2.21m (9'8" x 7'3")

UPVC double glazed window to front elevation. Radiator.

## FIRST FLOOR LANDING

Access to fully boarded loft. Doors to connecting rooms.

**BEDROOM ONE 3.78m x 3.30m (12'4" x 10'9")**

UPVC double glazed window to front elevation. Radiator.

**BEDROOM TWO 3.00m x 2.79m (9'10" x 9'1")**

UPVC double glazed window to rear elevation. Radiator.

**BEDROOM THREE 1.98m x 1.73m (6'5" x 5'8")**

UPVC double glazed window to front elevation. Radiator.

**BATHROOM 1.63m x 2.24m (5'4" x 7'4")**

Obscure UPVC double glazed window to rear elevation. Stainless steel towel rail. Refitted suite comprising double shower cubicle, low level WC and pedestal hand wash basin. Wood effect laminate flooring. Fully tiled walls. Extractor fan.

**OUTSIDE****FRONT GARDEN**

Driveway laid to block paving to provide off road parking.

**REAR GARDEN**

Mainly laid to lawn and enclosed by timber fencing. Timber shed. Gated side access.

**DRAFT DETAILS**

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

**MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent  
Council Tax – Band D  
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating  
Parking – Off-street  
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  
Rights and Easements – Ask Agent

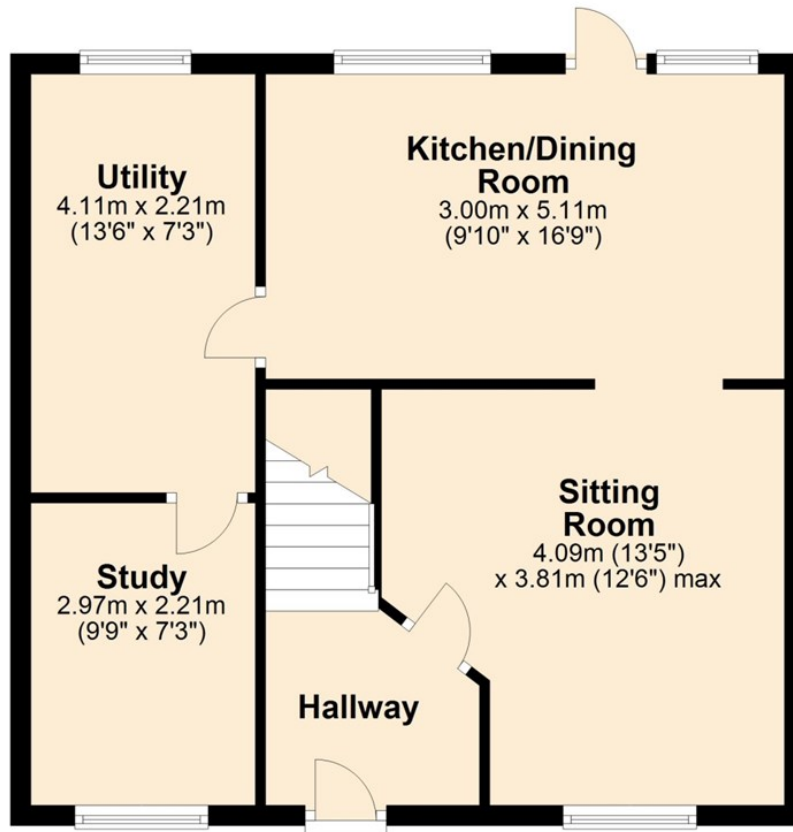
### AGENTS NOTES

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

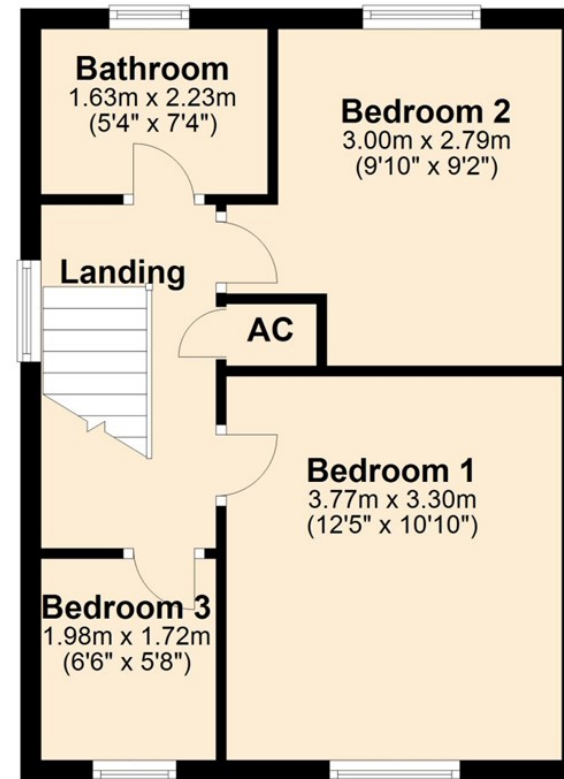
## Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 89.7 sq. metres (965.8 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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