

**422 Kettering Road
Spinney Hill
NORTHAMPTON
NN3 6QL**

£500,000



- **EXTENDED DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **EXCELLENT CONDITON**
- **GARAGE AT REAR**

- **FOUR BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **LARGE PRIVATE REAR GARDEN**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An extended four bedroom detached property in a rarely available location, with a enviable private rear garden, updated by the current owners in recent years to be offered in fantastic condition. With accommodation comprising in brief; entrance hall, lounge with built in log burner, dining room, kitchen/breakfast room, utility room, conservatory, and downstairs shower room to the ground floor. To the first floor are four bedrooms and a bathroom. Externally to the front is a large in-and-out driveway offering off road parking for multiple vehicles with an electric car charging point, a large private rear garden including a fixed gazebo and summerhouse with built-in bar, and a garage to the rear. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

14'11" x 6'11" (4.56 x 2.11)

Enter via UPVC door with obscure glass windows, stairs rising to first floor, wooden laminate flooring, under stairs storage cupboard, radiator.

Downstairs Shower Room

6'10" x 3'10" (2.10 x 1.17)

Obscure UPVC window to front aspect, low level wc, inset sink unit with storage under, tiled shower cubicle.

Lounge

19'11" x 10'10" (6.08 x 3.32)

UPVC window to front aspect, patio doors to rear, feature log burner, wooden laminate flooring, radiator.

Dining Room

10'10" x 9'11" (3.32 x 3.03)

UPVC patio doors leading to conservatory, wooden laminate flooring, radiator.

Conservatory

21'8" x 9'1" (6.62 x 2.79)

Of UPVC construction, French doors leading to rear garden, quickstep click vinyl flooring, electric radiator.

Kitchen / Breakfast Room

16'7" x 10'10" (5.07 x 3.32)

UPVC window and door to rear aspect, two Velux windows, a range of wall and base units with roll top work surfaces, integrated appliances to include two eye level ovens, induction hob, tall fridge, dishwasher, and freezer, sunken one and a half sink and drainer, central island with built in breakfast bar, radiator.

Utility Room

8'7" reducing to 6'11" x 6'6" (2.62 reducing to 2.12 x 2.00)

UPVC door with obscure glass window to front aspect, base units with roll top work surface over, stainless steel sink and drainer, space for various appliances, radiator.

First Floor

Landing

UPVC window to front aspect, loft access.

Bedroom One

11'4" x 10'11" (3.47 x 3.33)

UPVC window to rear aspect, radiator.

Bedroom Two

10'11" x 10'6" (3.33 x 3.21)

Two UPVC windows to rear and side aspects, radiator.

Bedroom Three

10'11" x 8'5" (3.33 x 2.58)

UPVC window to rear aspect, radiator.

Bedroom Four

10'11" x 8'0" (3.33 x 2.46)

UPVC window to front aspect, radiator.

Bathroom

10'5" reducing to 7'4" x 7'9" (3.20 reducing to 2.24 x 2.37)

Two obscure UPVC windows to front and side aspects, bath unit with shower over, low level wc, sink unit with storage under, cupboard housing boiler, heated towel rail.

Externally**Front Garden**

Block paved in and out driveway offering off road parking for multiple vehicles, lawn area with various hedges, "Pod Point" electric vehicle car charger.

Rear Garden

Mainly laid to lawn with various patio areas, summerhouse including power and light with built in bar, fixed gazebo, various flower and shrub beds and borders, gated side access, rear garage access, enclosed by wooden fencing.

Garage

17'5" x 9'0" (5.32 x 2.75)

Up and over door, power and light connected.

Agents Note

Local Authority: West Northamptonshire Council

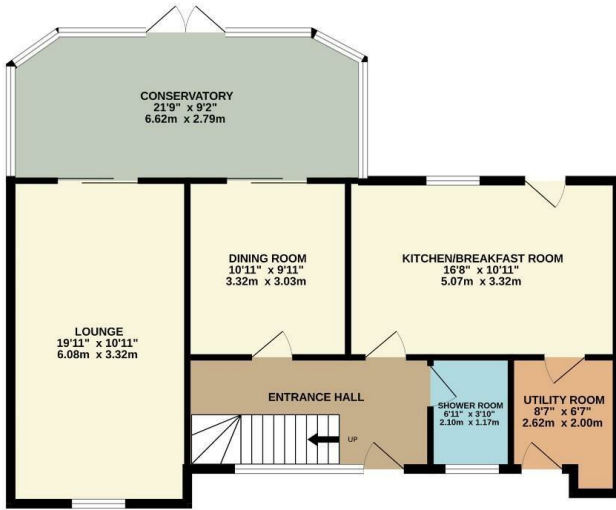
Council Tax Band: E



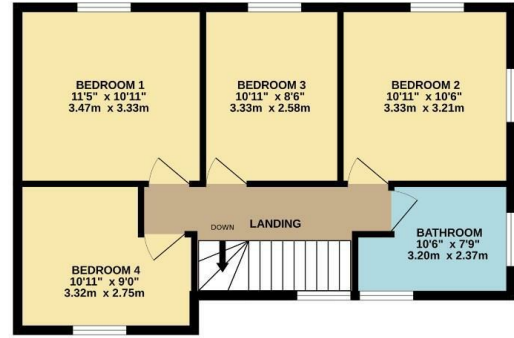




GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



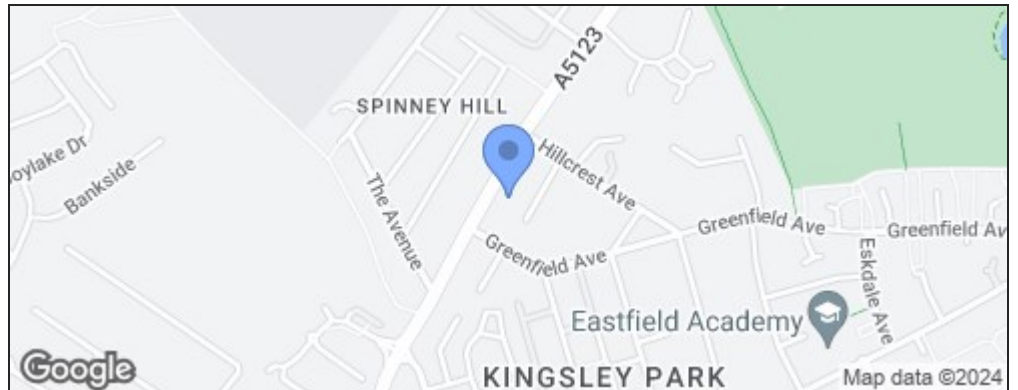
1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.