

**62 Reedway  
Spinney Hill  
NORTHAMPTON  
NN3 6BT**

**£239,500**



- **DETACHED BUNGALOW**
- **CUL-DE-SAC LOCATION**
- **GARAGE TO REAR**
- **EXCELLENT CONDITION**

- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom detached bungalow, set at the end of a quiet street in a cul-de-sac, that has been updated by the current owners in recent years to be offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge, two bedrooms, kitchen, and bathroom. Externally there is a driveway to the front, a garden to the rear, and a garage accessed via a service road to the rear. The property also benefits from UPVC double glazing, and gas central heating.

### **Entrance Hall**

Enter via UPVC door, wooden laminate flooring, loft access, radiator.

### **Lounge**

14'3" into bay x 9'8" (4.35 into bay x 2.97)

Bay UPVC window to front aspect, electric fireplace, radiator.

### **Kitchen**

8'3" x 6'9" (2.54 x 2.08)

UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven and hob, complementary tiling, cupboard housing boiler.

### **Bedroom One**

9'4" x 9'3" (2.86 x 2.83)

UPVC window to rear aspect, radiator.

### **Bedroom Two**

10'5" into bay x 7'11" (3.20 into bay x 2.43)

Bay UPVC window to front aspect, radiator.

### **Bathroom**

5'5" x 4'10" (1.66 x 1.49)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, chrome heated towel rail.

### **Front Garden**

Gravel driveway offering off road parking for two vehicles, paving to both sides.

### **Rear Garden**

Patio and lawn areas, wooden shed, gated side and rear accesses, enclosed by wooden fencing and hedges.

### **Garage**

18'3" x 8'10" (5.58 x 2.71)

Electric up and over door, power and light connected.

### **Agents Note**

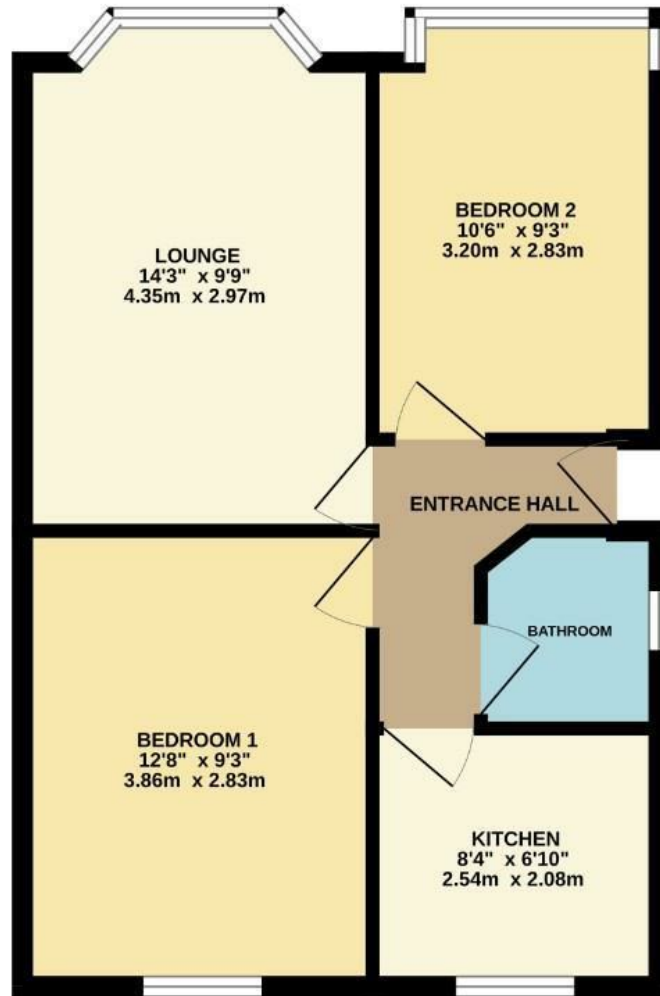
Local Authority: West Northamptonshire Council

Council Tax Band: B





GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.