

**13 The Avenue
Spinney Hill
NORTHAMPTON
NN3 6BA**

£575,000



- **SUBSTANTIAL FAMILY HOME**
- **REFITTED KITCHEN/DINER**
- **REFITTED EN-SUITE**
- **OFF ROAD PARKING AND GARAGE**
- **NO ONWARD CHAIN**

- **THREE RECEPTION ROOMS**
- **FOUR SPACIOUS BEDROOMS**
- **LARGE, ESTABLISHED REAR GARDEN**
- **BACKING ON TO PARKLAND**
- **ENERGY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This charming and deceptively spacious family home, located on a highly sought-after avenue, is available with no onward chain. Upon entering, you'll find an inviting porch leading to a hallway adorned with elegant stained glass windows. The beautifully refitted kitchen/diner, illuminated by a stunning lantern skylight, opens to a cozy sitting room featuring a large bay window. The home also boasts a delightful family room with a snug area, a practical utility room, and a study with another lantern skylight, providing access to the garage.

Upstairs, there are four generously sized bedrooms, including an en-suite to the master bedroom, a tastefully refitted family bathroom, and an additional W.C.

The exterior of the property offers a paved driveway at the front leading to the garage, while the rear presents a well-established and enclosed garden, perfect for relaxation and entertaining. Further enhancing this lovely home are uPVC double glazing and efficient gas radiator heating.

Ground Floor

Entrance Porch

Enter via composite door with double glazed windows to front and side, stained glass wooden panelled door to entrance hall.

Entrance Hall

Stairs rising to first floor, built in storage cupboard, doors leading to cloakroom, kitchen/diner, lounge and family room/snug.

Cloakroom

Fitted with a two piece suite comprising low level W.C., wall mounted sink with mixer tap over, tiled splashbacks, obscured window to front aspect, understairs storage cupboard.

Kitchen/Diner

18'11" x 14'2" (5.78 x 4.32)

Refitted with a range of wall and base level units with marble work surfaces over, centre unit with stainless steel sink and drainer with mixer tap over, induction hob with extractor hood over, built in fridge/freezer, fitted double electric oven, open plan to dining area with lantern style skylight, French doors opening to rear garden, archway to lounge.

Sitting Room

16'0" into bay x 14'7" (4.88 into bay x 4.46)

Bay window to rear aspect, window to side aspect, feature fireplace with space for log burner, recess wall lights.

Family Room/Snug

21'9" x 10'10" (6.63 x 3.32)

Window to front aspect, built in storage cupboard, glass panel double doors leading to utility room.

Utility Room

Fitted with base level units with work surfaces over, stainless steel sink unit with mixer tap over, space and plumbing for washing machine and tumble dryer, window to rear aspect, door leading to rear garden, door to office/study.

Office/Study

13'6" x 8'0" (4.14 x 2.44)

Lantern skylight, window to front aspect, door leading to garage.

First Floor

Landing

Large stained glass windows to front aspect, built in storage cupboard, loft access, doors to all rooms.

Bedroom One

12'10" x 10'8" (3.93 x 3.26)

Fitted wardrobes, bay window to front aspect, door leading to en suite.

En-Suite

Refitted with a three piece suite comprising low level W.C., vanity unit with mounted sink with mixer taps over, double shower cubicle with fitted shower over, extractor fan, chrome ladder radiator.

Bedroom Two

12'11" x 14'2" (3.95 x 4.33)

Window to rear aspect, built in wardrobes.

Bedroom Three

12'0" x 10'11" (3.68 x 3.33)

Window to front aspect, built in wardrobes.

Bedroom Four

10'11" x 9'2" (3.33 x 2.8)

Built in cupboard, window to side aspect.

Bathroom

Refitted bathroom with a three piece suite comprising low level W.C., panelled bath with fitted shower over, vanity unit with mounted sink with mixer tap over, extractor fan, tiled splash backs, obscured window to front aspect.

Seperate W.C.

Low level W.C., vanity unit with mounted sink, obscured window to front aspect.

Externally

Front Garden

Block paved driveway, enclosed by brick wall, various established plants and shrubs, access to garage.

Rear Garden

Laid to patio, decking and lawn, hard standing for shed, enclosed by timber fencing, various established plants, shrubs and trees.

Garage

15'5" x 10'0" (4.71 x 3.06)

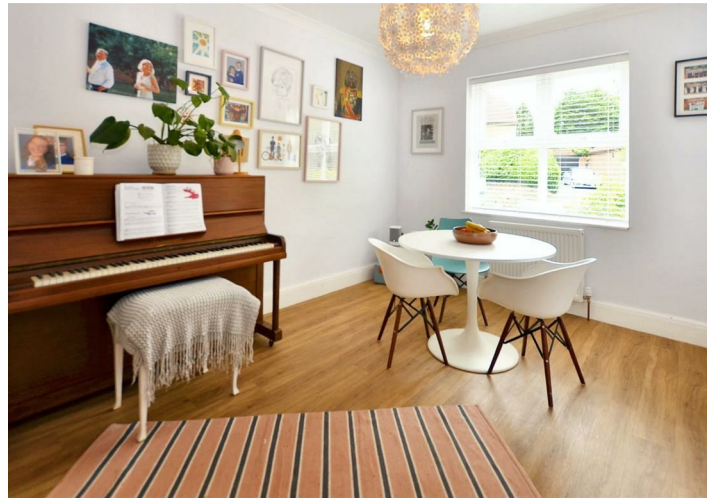
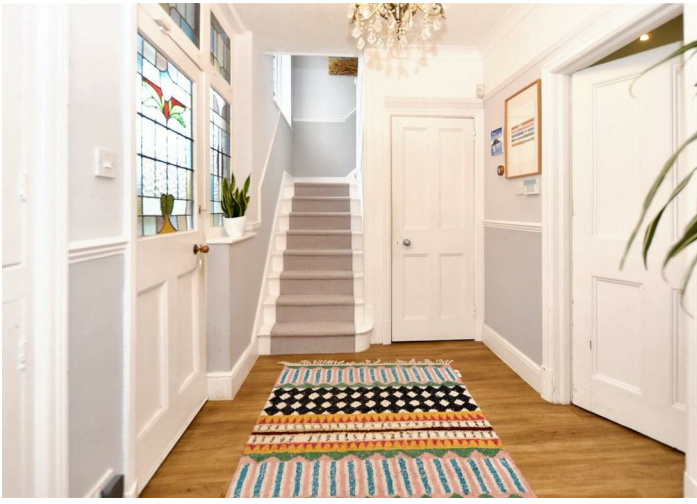
Power and Lighting, workshop area with door to rear garden. Electric door to driveway.

Agents Note

Council Tax Band: E

Local Authority: West Northamptonshire Council

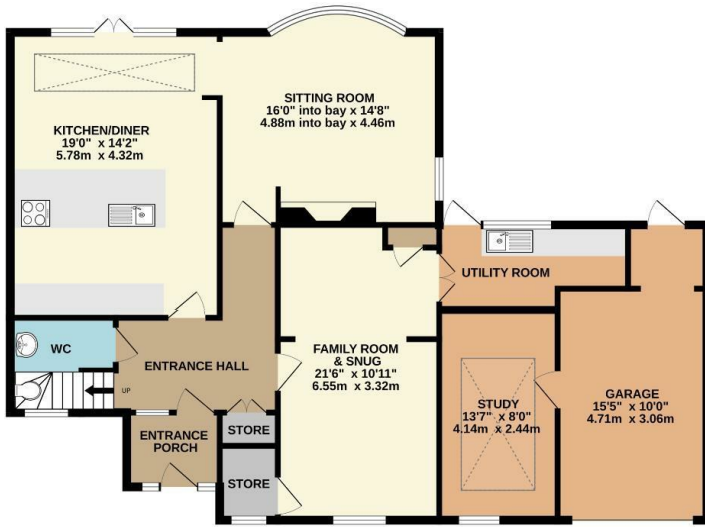
Note: Seller is a relation to a Horts Property Consultant



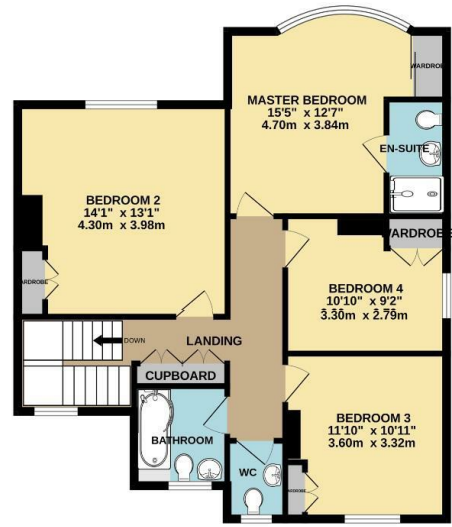




GROUND FLOOR



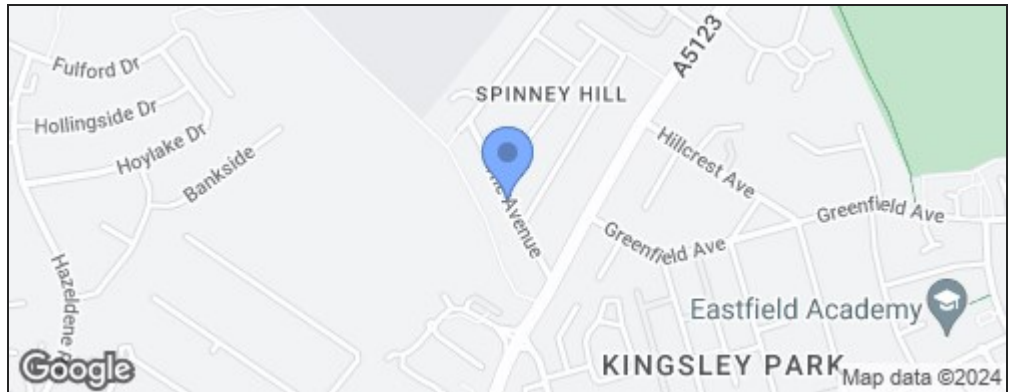
1ST FLOOR



TOTAL FLOOR AREA : 2039sq.ft. (189.4 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	81



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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.