

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

£230,000



- **EXTENDED TO THE REAR**
- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **RADIATOR HEATING**

- **LARGE DETACHED GARAGE/WORKSHOP**
- **SHOWER ROOM**
- **DOUBLE GLAZING**
- **ENERGY PERFORMANCE RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An extended and updated semi detached bungalow with a detached double garage/workshop and off road parking, situated in the Spinney Hill area of Northampton. Offered with no upper chain the accommodation comprises: an entrance porch, hallway, long lounge/diner, extended kitchen breakfast room, two bedrooms and a shower room. There are low maintenance gardens to the front and rear with a large garage accessed via a rear service road, that could also make a room for a potential office, studio, workshop or gym. Benefits include uPVC double glazing, gas fired radiator heating and immediate vacant possession.

Porch

Entered via a uPVC door, further door leads to the hall.

Hallway

Doors to main accommodation loft access hatch,

Lounge/Diner

21'9 x 9'1 (6.63m x 2.77m)

Feature fireplace, television point, radiator, French uPVC doors to the rear garden.

Kitchen

16'5 x 8'4 (5.00m x 2.54m)

Fitted with a range of wall and base level units with rolled edge work surfaces over, inset stainless steel sink drainer unit with a mixer tap over, integrated electric oven and gas hob with an extractor over, space for a fridge freezer and a washing machine, double glazed window to the rear elevation, door to the side elevation.

Bedroom One

13'7 into bay x 9'11 (4.14m into bay x 3.02m)

Double glazed bay window to the front elevation, radiator, television point.

Bedroom Two

9'8 x 7'8 (2.95m x 2.34m)

Double glazed bay window to the front elevation, radiator, television point.

Shower Room

Fitted with a suite comprising a shower cubicle, low level W.C. and a wash basin, radiator, window to the side elevation.

Front Garden

Laid mainly to gravel, path to the entrance door and gated access to the rear garden.

Rear Garden

Laid mainly to gravel, paved patio terrace, gated access to the rear, door to the garage.

Detached Garage

16'11 x 15'7 (5.16m x 4.75m)

Double glazed window to the garden, folding doors to the rear service road, courtesy door to the side.

Agents Notes:

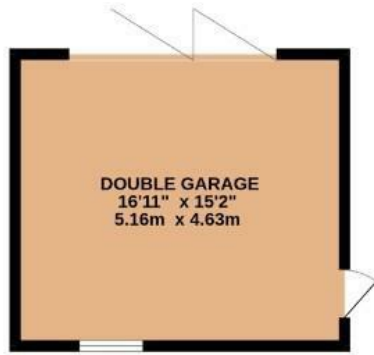
Local Authority: Northampton

Council Tax Band: B

Energy Performance Rating: D



GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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	



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