

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

£475,000



- **FOUR DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **FAMILY HOME WITH LOTS OF CHARACTER**
- **LARGE REAR GARDEN**
- **CLOSE TO LOCAL AMENITIES**
- **SPACIOUS FAMILY HOME**
- **TWO BATHROOMS**
- **OFF ROAD PARKING FOR TWO CARS**
- **GARAGE**
- **ENERGY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Discover a delightful and spacious family home brimming with character on this highly sought-after avenue within easy reach of local amenities. The ground floor offers a well-appointed layout, featuring a bright and airy lounge with expansive bay windows, a formal dining room, a cosy kitchen breakfast room, a cloakroom, and a rear lobby leading to a handy utility room.

Upstairs, the first floor presents three generous double bedrooms, each with built in wardrobes, and a beautifully designed family bathroom. The second floor reveals a peaceful retreat with an additional double bedroom, complete with built-in wardrobes and a modern refitted shower room, along with a spacious landing area.

Outside, you'll find a quaint front garden and a large, established rear garden, perfect for relaxation and entertaining, with several inviting seating areas. Additional features include a sizable shed, a garage, a blend of double-glazed and traditional sash windows, gas central heating, and convenient off-road parking for two vehicles. This home truly offers a blend of elegance, comfort, and practicality, ideal for family living.

Ground Floor

Entrance Hall

Enter via obscure double glazed door, window to front aspect, stairs rising to first floor, under stairs storage cupboard, doors to cloakroom, kitchen/breakfast room, dining room and lounge.

Cloakroom

Fitted with a two piece suite comprising low level W/C, wash hand basin, window to side aspect.

Lounge

12'2" x 12'0" (3.71 x 3.67)

Bay window to front aspect, picture rail, feature fireplace with surround.

Dining Room

13'11" x 11'2" (4.25 x 3.42)

Window to rear aspect, built in cupboards, exposed timber flooring, picture rail.

Kitchen/Breakfast Room

11'10" x 13'10" (3.63 x 4.23)

Fitted with a range of wall and base level units with work surfaces over, stainless steel double sink and drainer unit with mixer tap over, dual aspect windows to rear and side, space for range cooker, space for fridge/freezer, space for dishwasher, door leading to side lobby.

Lobby

Doors to front and rear gardens, door leading to utility room.

Utility Room

14'3" x 6'4" (4.35 x 1.94)

Window to rear aspect, sink, space for washing machine.

First Floor

Landing

Stairs to second floor, built in storage cupboard, doors to all rooms.

Bedroom One

12'2" x 15'4" (3.72 x 4.68)

Built in cupboards, window to front aspect.

Bedroom Two

13'11" x 11'2" (4.25 x 3.42)

Feature fireplace, built in storage cupboards, window to rear aspect.

Bedroom Three

12'4" x 8'7" (3.77 x 2.63)

Window to rear aspect, built in storage cupboard.

Bathroom

Refitted with a three piece suite comprising low level W/C, pedestal sink, bath with fitted shower over, tiled splash backs, obscure window to side aspect.

Second Floor**Landing**

Spacious landing with seating/study area, window to side aspect, doors to bathroom and bedroom four.

Bedroom Four

13'10" x 10'0" max (4.24 x 3.07 max)

Built in wardrobes, window to rear aspect.

Bathroom

Refitted with a three piece suite comprising low level W/C, pedestal sink, shower cubicle, tiled splashbacks, obscured window to landing area.

Externally**Front Garden**

Small lawn area, path to front door, various established plants, shrubs and trees, enclosed by timber fencing, gate.

Rear Garden

Laid mainly to lawn with patio areas, Large shed, various established plants, shrubs and trees, additional garden area with lawn and decking area.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: E



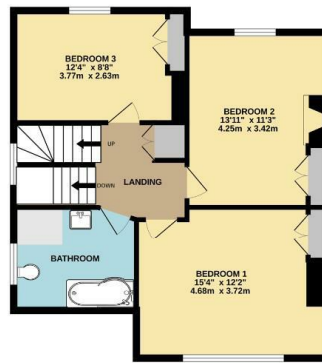




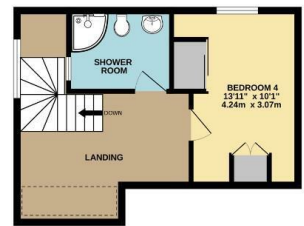
GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



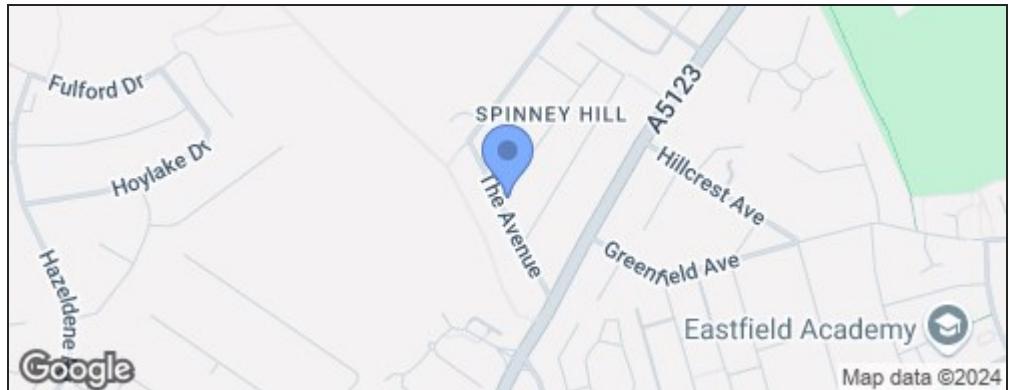
2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (167.0 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		82
(69-80)	C		
(55-68)	D	66	
(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.