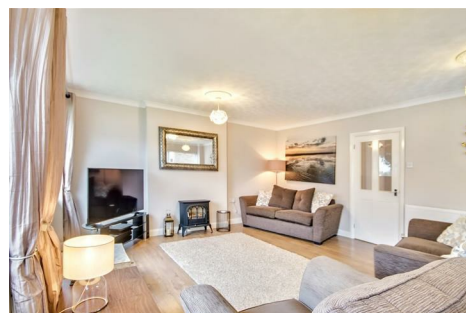


**14 Glebelands
Spratton
NORTHAMPTON
NN6 8JG**

£300,000



- **BEAUTIFULLY PRESENTED**
- **THREE GENEROUS BEDROOMS**
- **WELL APPOINTED BATHROOM**
- **SOUGHT AFTER VILAGE**

- **DECEPTIVELY SPACIOUS**
- **WONDERFUL OPEN PLAN KITCHEN/DINER**
- **LANDSCAPED SOUTH FACING GARDEN**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Stunning Three Bedroom Semi Detached Home in Desirable Spratton

This beautifully maintained three bedroom semi detached property offers deceptively spacious accommodation, situated in a quiet cul-de-sac in the highly desirable village of Spratton. The welcoming entrance hall leads to a bright and airy lounge, benefiting from three windows that flood the space with natural light. The highlight of the home is the wonderfully open plan kitchen and dining area, featuring patio doors that open onto a decked area of the well maintained and landscaped south facing rear garden, perfect for entertaining. Upstairs, there are three generously sized bedrooms and a well appointed family bathroom. Externally, the property boasts front garden, a driveway providing off-road parking, and access to the garage. As previously mentioned, the private south facing rear garden is beautifully maintained, offering an ideal outdoor retreat.

Additional benefits include gas radiator heating and double glazing throughout.

An internal inspection is highly recommended to fully appreciate this stunning family home in one of the area's most sought after villages.

Ground Floor

Entrance Hall

Approached via entrance door, radiator, stairs rising to the first floor, under stairs storage cupboard, coving, doors to;

Lounge

17'9" x 14'10" (5.42m x 4.54m)

Two windows to the front aspect, window to the side aspect, TV point, radiator, coving.

Kitchen/Diner

Dining Area

11'0" x 9'8" (3.36m x 2.97m)

Patio doors leading to the decking area, designer radiator, tiled floor, open to

Kitchen

10'11" x 7'8" (3.34m x 2.34m)

Window to the rear aspect, white sink unit set into a range of base units with work surface over, splash backs, matching wall mounted units, built in oven and hob with extractor hood over, plumbing for washing machine, space for fridge freezer, coving, tiled floor.

First Floor

Landing

Loft access to roof space, doors to;

Bedroom One

17'2" including recessed area x 10'4" (5.24m including recessed area x 3.17m)

Window to the front aspect, radiator, fitted wardrobes, cupboard housing central heating boiler, coving.

Bedroom Two

11'0" max x 10'0" max (3.36m max x 3.05m max)

Window to the rear aspect, radiator, coving.

Bedroom Three

11'0" x 6'7" (3.36m x 2.02m)

Window to the rear aspect, radiator, coving.

Bathroom

6'7" x 5'11" (2.02m x 1.81m)

Window to the side aspect, well appointed suite comprising low level wc, pedestal wash hand basin, side panelled bath with with shower over, glass shower screen, heated towel rail, extractor fan, coving.

Externally

Front Garden

Open plan garden, laid to lawn, driveway to the side providing off road parking leading to;

Garage

Up and over door to front, door to rear garden, power and light, plumbing for washing machine.

Rear Garden

Fully enclosed south facing landscaped rear garden that affords a high degree of privacy, decked and lawn area, patio area, well stocked with a wide variety of flowers and shrubs.

Local Area

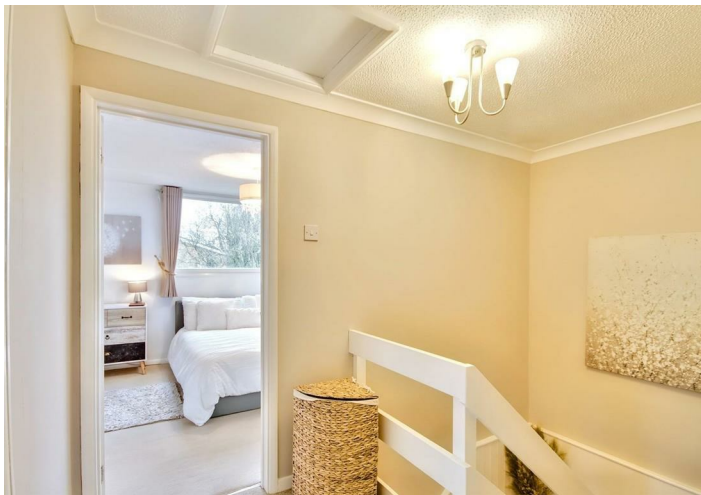
Spratton is a picturesque village 7 miles north of Northampton and 13 miles south of Market Harborough, surrounded by stunning countryside. Amenities include the popular Kings Head pub/restaurant, a convenience store, hairdresser, beauty salon, recreation ground, a pretty church, and a village hall. Local schooling is excellent, including Spratton Hall School, and the property falls within the Guilsborough School catchment area. Further amenities can be found in Brixworth (2.5 miles) and Kingsthorpe (6 miles), where superstores and additional facilities are available. The village offers excellent transport links via the M1 and A14, with railway connections in Long Buckby and Northampton.

Agents Notes

West Northamptonshire Council

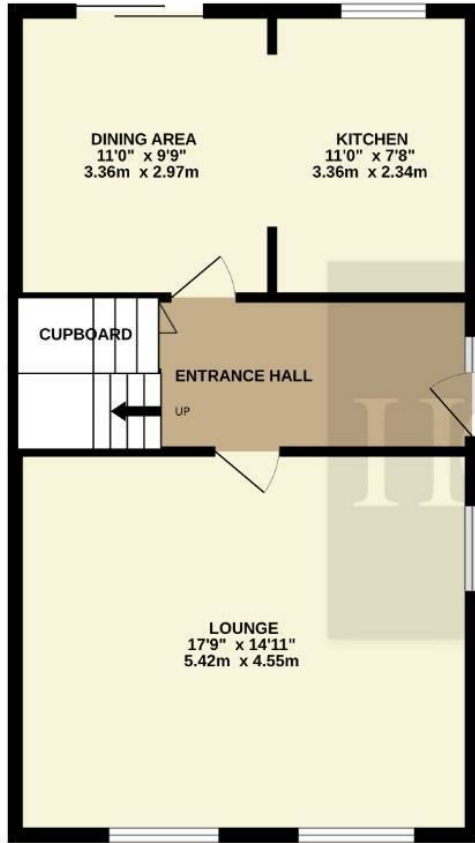
Council Tax Band: C



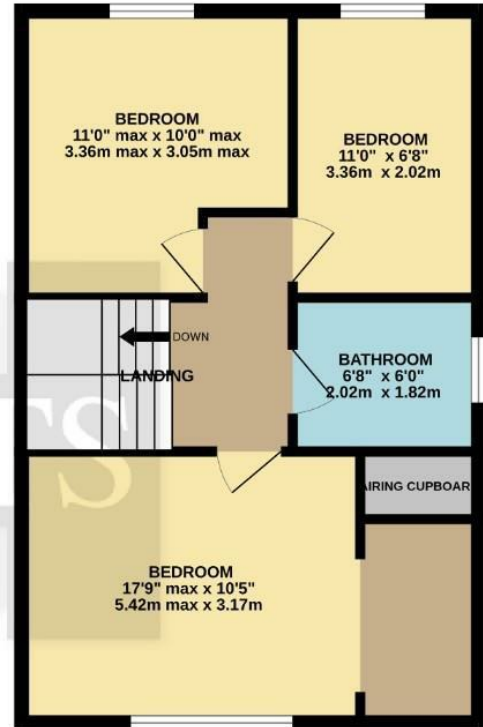




GROUND FLOOR



1ST FLOOR



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		86
(69-80) C		
(55-68) D	55	
(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.