

**520 Kettering Road North
Spinney Hill
NORTHAMPTON
NN3 6HN**

£240,000



- **NO ONWARD CHAIN**
- **REFITTED BATHROOM**
- **POPULAR AREA**
- **CLOSE TO AMENITIES**

- **THREE BEDROOMS**
- **AMPLE UNALLOCATED PARKING**
- **CLOSE TO LOCAL SCHOOLS**
- **ENERGY EFFICIENCY RATING : D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the popular Spinney Hill area in Northampton, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. With its traditional design and modern amenities, this home strikes a harmonious balance between character and convenience.

Situated in a vibrant community, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal location for those seeking both tranquillity and connectivity.

This property is a wonderful canvas for personalisation, allowing you to create a home that reflects your unique style. Whether you are looking to invest or settle down, this mid-terrace house on Kettering Road North is a promising choice that combines comfort, space, and a prime location. Do not miss the chance to make this charming residence your own.

Ground Floor

Entrance Hallway

Enter via a wooden glazed front door with a glazed side panel into the entrance hallway with a double radiator, stairs rising to first floor, built-in storage cupboard and door to;

Downstairs Cloakroom

A two piece suite comprising WC and wash basin with a double glazed obscure window to the front aspect and vinyl flooring.

Living Room

21'8" x 10'4" (6.62 x 3.16)

Dual aspect double glazed windows to the front and rear with two double radiators and laminate flooring. Door to;

Kitchen

11'1" x 9'10" (3.4 x 3)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Single bowl inset sink with drainer and mixer taps. Freestanding gas cooker with plumbing for washing machine. Vinyl flooring and double glazed window to the rear aspect. Door to;

Rear Porch

Rear porch with a double glazed Upvc door leading to the rear garden.

First Floor

First Floor Landing

First floor landing with loft access and a built-in airing cupboard.

Bedroom One

13'4" x 9'4" (4.08 x 2.87)

Double glazed window to the rear aspect, built-in double wardrobes and a radiator.

Bedroom Two

10'2" x 9'10" (3.11 x 3.02)

A double glazed window to the rear aspect, double radiator and built-in double wardrobes.

Bedroom Three

8'4" x 7'6" (2.56 x 2.30)

Double glazed window to the front aspect, built-in storage cupboard, radiator and laminate flooring.

Family Bathroom

A re-fitted three piece suite comprising of a WC, wash basin and bath with shower over. Double glazed obscure window to the front aspect with a single radiator and laminate flooring. Tiling to water sensitive areas.

Externally**Front Garden**

Mainly laid to lawn and stocked with mature bushes, trees and shrubs.

Rear Garden

Mature garden mainly laid to patio and stocked with flowerbeds and mature trees and bushes. There is a garden shed and gated rear access with a brick built outbuilding.

Parking

There is ample unallocated parking spaces to the rear of the property.

Agents Notes**Council Tax Information**

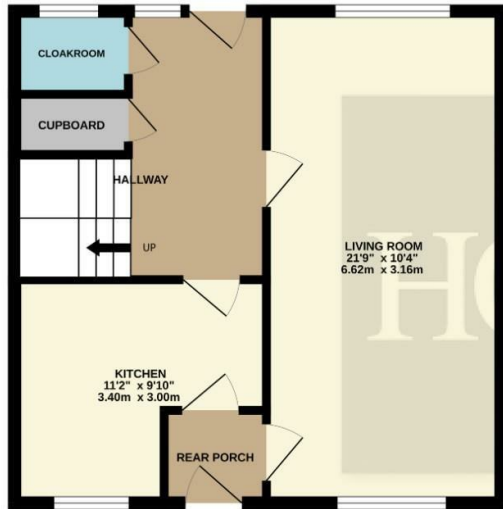
Local Authority: Northampton County Council

Council Tax Band: B

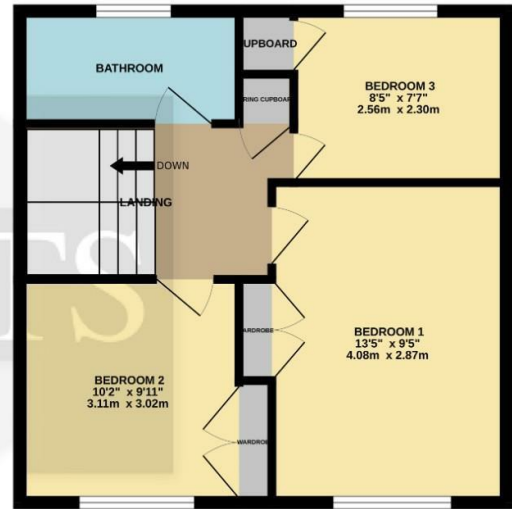




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.7 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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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