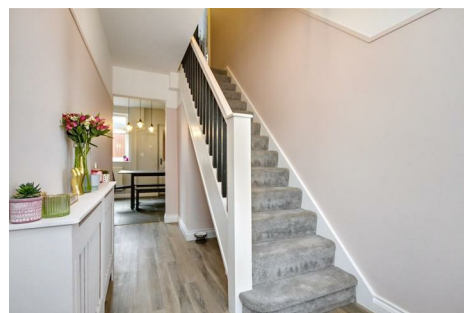
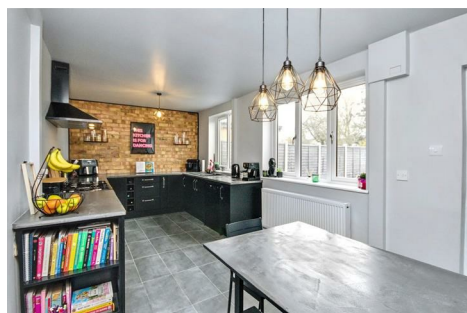


**14 Sandhills
Spratton
NORTHAMPTON
NN6 8HJ**

£295,000



- **THREE BEDROOM FAMILY HOME**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **STYLISH FAMILY BATHROOM**
- **COVERED OUTDOOR AREA**

- **BRIGHT SITTING ROOM WITH LOG BURNER**
- **UTILITY ROOM, HOME OFFICE AND WC**
- **EXPANSIVE REAR GARDEN**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Ready to move into, this stylish three bedroom family home is situated on a large plot in a quiet cul-de-sac within the highly regarded village of Spratton.

The accommodation includes a welcoming entrance hall with wood effect flooring, a bright and airy sitting room featuring a log burner and matching flooring, and a stunning open plan kitchen and dining area with exposed brickwork, panelling, and a pantry. An attached outbuilding provides a utility room, a striking downstairs cloakroom/WC, a home office, and a garden store room, completing the ground floor. Upstairs, the two main bedrooms offer built-in storage, alongside a generous sized single bedroom. A well appointed family bathroom serves all the bedrooms.

Outside, a graveled driveway provides ample off-road parking. The beautifully landscaped, expansive rear garden boasts a graveled and decked area at the top, leading to a large lawn with a pathway down to a covered outdoor kitchen and dining area with power and lighting, perfectly designed for outdoor entertaining. An additional attached storage space adds further practicality. The property also benefits from gas radiator heating and UPVC double glazing throughout.

Ground Floor

Entrance Hall

A welcoming entrance hall with a window to the side aspect, laminate flooring, and a radiator. Stairs rise to the first floor, with door leading to the lounge and access to the kitchen/diner.

Lounge

13'11" x 13'5" (4.25m x 4.11m)

A bright and airy living space with a window to the front aspect, a radiator, and a TV point. The room features a charming wood burning stove. Picture rails add character, while the laminate flooring seamlessly continues from the entrance hall.

Kitchen/Diner

19'11" x 9'1" (6.09m x 2.77m)

A spacious open plan kitchen and dining area with two windows to the rear aspect overlooking the garden. The kitchen features a sink unit set into a range of base units with cupboards and drawers beneath, complemented by work surfaces. Additional highlights include plumbing for a dishwasher, a black canopy extractor hood, exposed brickwork, and panelling, adding to the character of the space. A radiator and tiled flooring complete the room. A pantry provides additional storage, and a door leads to the rear aspect, offering access to the outbuilding.

Utility Room

6'9" x 6'2" (2.07m x 1.9m)

Fitted with a sink unit set into a base unit with a work surface over. There is plumbing for a washing machine, space for a tumble dryer and a fridge freezer. Electric panel heater, a tiled floor, and a window to the side aspect.

WC

Featuring a window to the side aspect, a wall mounted white wash hand basin, and a low level WC. The room is stylishly finished with half tiled walls in metro style tiles and a tiled floor.

Home Office

9'9" x 6'9" (2.98m x 2.07m)

A versatile space with a window and door to the rear aspect, providing direct access to the decked area of the garden. The room includes a wash hand basin and an electric panel heater, making it a comfortable and functional workspace.

Garden Store

A practical and handy storage space, ideal for gardening tools, outdoor equipment, or general storage needs.

First Floor

Landing

Providing access to the loft space and an airing cupboard housing the gas fired combination boiler. Doors lead to:

Bedroom One

12'0" x 12'0" inc storage (3.66m x 3.66m inc storage)

A generously sized double bedroom with two windows to the rear aspect, allowing for plenty of natural light. The room includes a radiator and offers versatile storage with shelving, hanging space, and cupboards. Picture rails add a touch of character to this spacious room.

Bedroom Two

11'11" x 11'1" inc storage (3.64m x 3.38m inc storage)

Similar to Bedroom One, this well proportioned double bedroom has a window to the front aspect, allowing natural light to brighten the space. It also includes a radiator and offers the same versatile storage with shelving, hanging space, and cupboards. Picture rails add a charming detail.

Bedroom Three

9'8" x 7'7" (2.96m x 2.33m)

A spacious single bedroom featuring a window to the front aspect and a radiator.

Bathroom

7'6" x 5'9" (2.31m x 1.77m)

A well appointed family bathroom with a window to the rear aspect. Fitted with a modern white three piece suite comprising a low level WC, pedestal wash hand basin, and a D-shaped side panelled bath with a glass shower screen and rainwater showerhead. Fully tiled walls and tiled floor, a radiator ensures warmth. An extractor fan provides ventilation.

Externally

Front Garden

The property benefits from a graveled driveway providing ample off road parking. Additional visitor parking is available within the cul-de-sac.

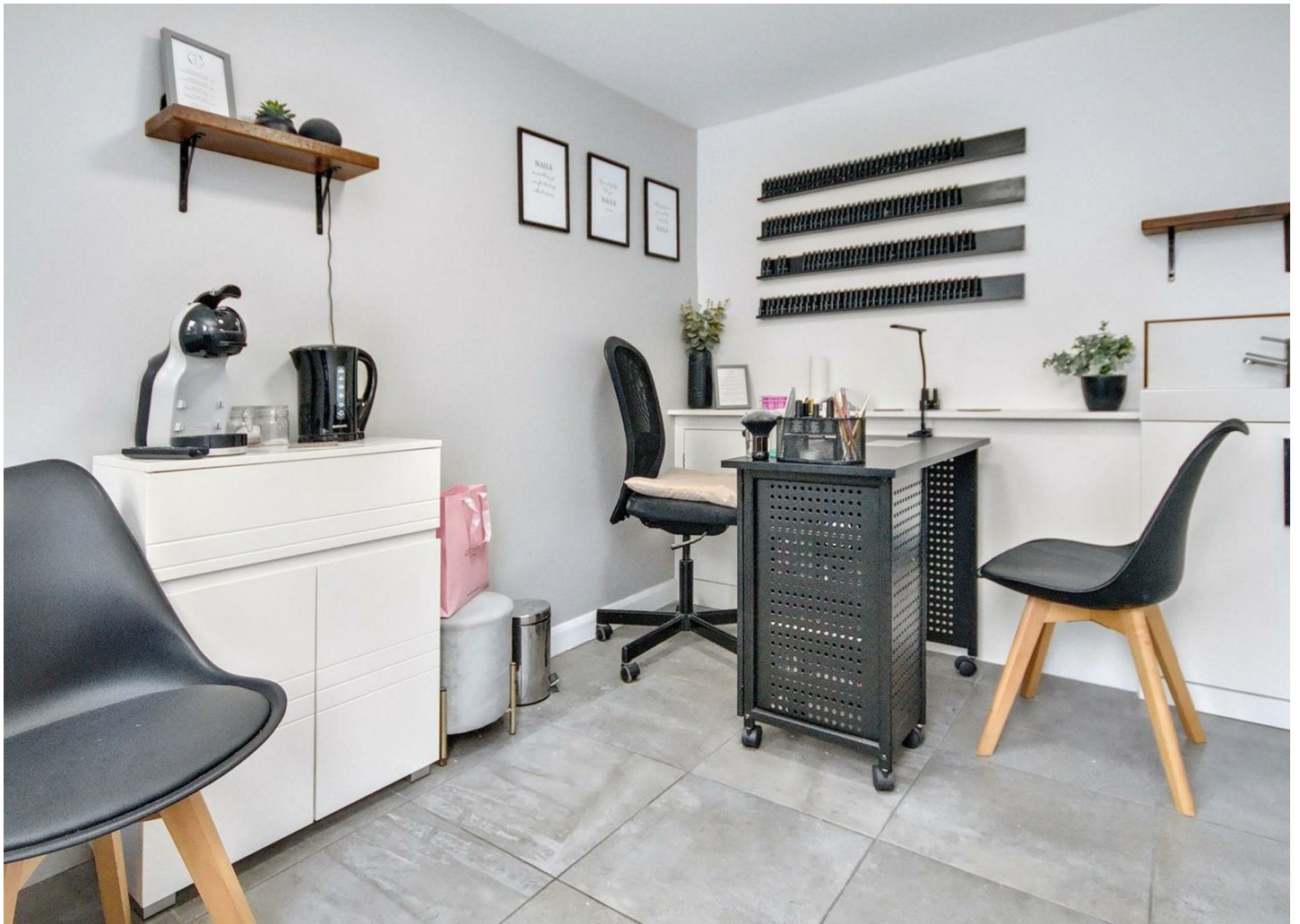
Rear Garden

A beautifully landscaped, expansive rear garden, fully enclosed for privacy. The garden features a graveled and decked area at the top, leading to a large lawn with a pathway down to a covered outdoor bbq and dining area with power and lighting perfectly designed for outdoor entertaining.

Agents Notes

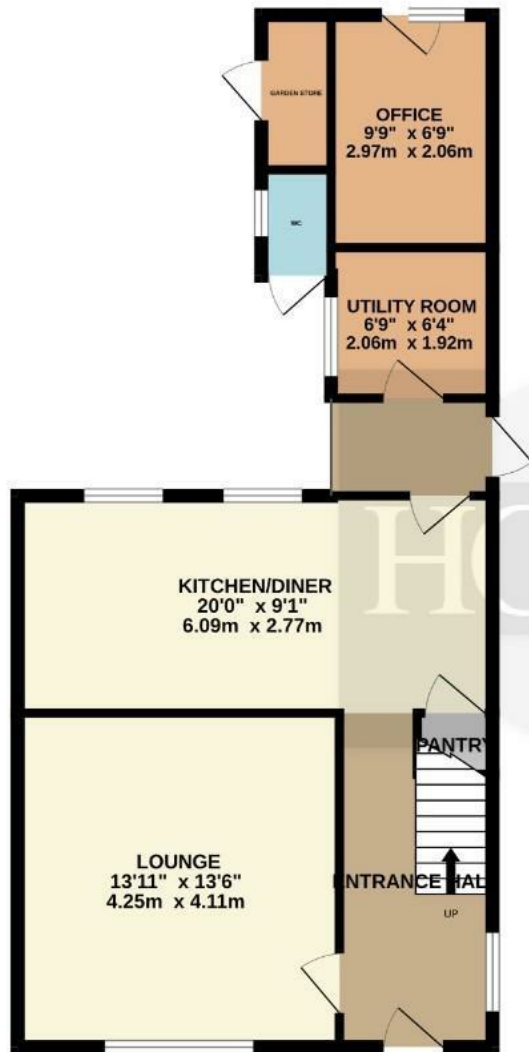
West Northamptonshire Council
Council Tax Band: B



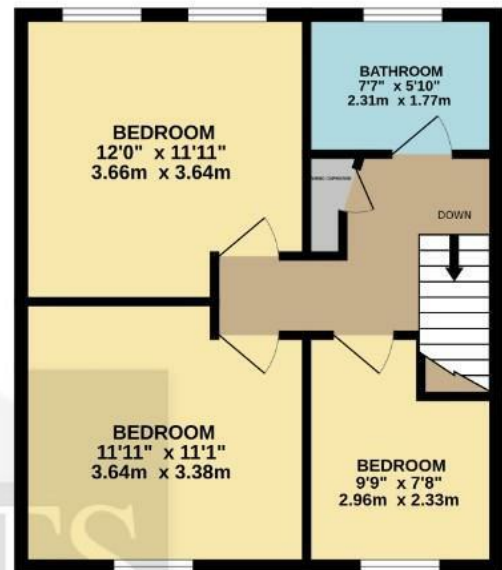




GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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		84
(69-80) C		
(55-68) D	54	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.