

**6 School Road
Spratton
NORTHAMPTON
NN6 8HY**

£260,000



- **BEAUTIFULLY PRESENTED**
- **REFITTED LUXURIOUS BATHROOM**
- **CHARACTER FEATURES**
- **DOWNSTAIRS CLOAKROOM/WC**

- **REFITTED KITCHEN**
- **TWO BEDROOMS**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented two bedroom end of terrace home, located in the desirable village of Spratton. The accommodation comprises an entrance hall with access to both the living room and dining room. The living room is a characterful space, featuring a large gas fireplace. The dining room offers ample space and benefits from built in cupboards and a door leading through to the kitchen. The kitchen has been newly fitted within the last two years and includes a modern range of wall and base units, built in oven, induction hob with canopy extractor hood, and access to the rear garden, utility room with WC.

On the first floor, there are two double bedrooms. The main bedroom, to the front, retains an original fireplace and features fitted wardrobes. The bathroom has been luxuriously refitted within the last two years and now offers a contemporary three piece suite.

Externally, the rear garden is attractively block paved with raised flowerbeds. Additional improvements by the current owner over the last two years include new glazing throughout and full redecoration. This property must be viewed to be fully appreciated.

Ground Floor

Entrance Hall

Welcoming entrance hall with quarry tiled flooring, stairs rising to the first floor, and access to the lounge and dining room.

Lounge

12'7" x 10'7" (3.85m x 3.23m)

A characterful living space with a front facing window, feature fireplace with inset gas fire, radiator, and TV point.

Dining Room

11'3" x 9'9" (3.43m x 2.98m)

A generous dining area with original built in cupboards, quarry tiled flooring, radiator, and rear aspect window. Door through to the kitchen.

Kitchen

8'11" x 7'4" (2.74m x 2.25m)

Refitted within the last two years, the kitchen offers a modern range of wall and base units with work surfaces, tiled splash backs, and an enamel sink. Built-in oven and induction hob with stainless steel extractor canopy. Window to the side, door to the garden, quarry tiled flooring, radiator, and useful understairs pantry.

Utility Room

5'5" x 4'9" (1.66m x 1.45m)

With plumbing for a washing machine, space for a fridge/freezer, and quarry tiled floor.

WC

Fitted with a low level WC and wash hand basin with tiled splash backs, plus a side facing window.

First Floor

Landing

With access to all rooms via stripped doors.

Bedroom One

13'5" x 10'6" (4.11m x 3.21m)

A spacious double bedroom with a window to the front aspect, full width fitted wardrobes, stripped floorboards, and an original cast iron fireplace.

Bedroom Two

11'4" x 8'7" (3.47m x 2.64m)

Another comfortable bedroom with a rear facing window, stripped floorboards, and a cast iron fireplace.

Bathroom

9'3" x 7'4" (2.84m x 2.26m)

Stylishly refitted in the last two years with a contemporary three piece suite comprising low level WC, pedestal basin, and panelled bath with shower over and glass shower screen, chrome heated towel rail.

Externally

Rear Garden

The rear garden has been attractively block paved, with raised stone flowerbeds and a timber shed with power. Gated access leads to the front of the property. There is shared pedestrian access across the garden.

Agents Notes

West Northamptonshire Council

Council Tax Band: B

Local Area

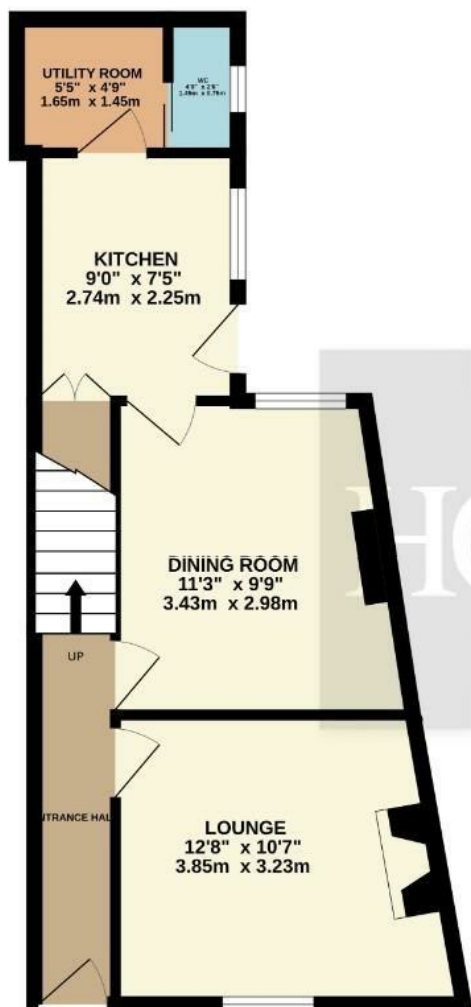
School Road lies in the sought after village of Spratton, which benefits from a direct route to the neighboring village of Brixworth. Spratton offers a range of local amenities, including a pub, primary school, post office, and village hall. The village is well placed for access to the surrounding towns of Northampton, Wellingborough, and Kettering. Distances include approximately 7 miles north of Northampton, 6.5 miles from Long Buckby, and just over 11 miles from Daventry, with the A5199 running through the village. Rail connections are available from Northampton, Kettering, and Wellingborough, all providing services into London. For leisure, residents can enjoy the scenic Pitsford Reservoir with its country park and sailing club, as well as the nearby golf course at Church Brampton.







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		
(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	
		83
	62	



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.