

**2 Cumberland Close  
Spinney Hill  
NORTHAMPTON  
NN3 2AD**

**£375,000**



- **THREE BEDROOMS**
- **CLOAKROOM**
- **NO CHAIN**
- **ENCLOSED REAR GARDEN**

- **SEPARATE RECEPTION ROOMS**
- **EN-SUITE TO MASTER**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING; D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A rarely available, remodelled and detached, three bedroom family home, set in a quiet cul-de-sac in Spinney Hill. The property has recently been redecorated throughout including new carpets. The accommodation comprises in brief; an entrance hall, lounge, family room and dining room. a larger master bedroom with dressing area and en-suite, two further bedrooms and a family bathroom. Additional benefits include off road parking, enclosed side and rear gardens, double glazing and gas to radiator central heating. Offered with no chain and immediate vacant possession.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, radiator, stairs to the first floor landing.

### **Family Room**

7'6" x 15'1" (2.29 x 4.62)

Double glazed window to front aspect, cupboard housing wall mounted boiler, door to the side aspect.

### **Lounge**

13'0" x 15'3" (3.98 x 4.67)

Double glazed window to front aspect, feature fireplace, radiator, double doors to the dining room.

### **Dining Room**

13'1" x 9'0" (4.00 x 2.76)

Double glazed window and door to rear garden, radiator, door to the kitchen.

### **Kitchen**

11'7" x 8'6" (3.55 x 2.61)

Double glazed window to rear, double glazed door to side aspect, fitted with a range of wall and base level units, roll edge work surfaces, stainless steel sink and drainer with mixer tap over, space for washing machine and fridge/freezer, fitted appliances to include hob, oven and extractor fan, radiator.

### **Cloakroom**

Low level W/C, vanity wash hand basin, extractor fan.

## **First Floor**

### **Landing**

Loft access, cupboard, doors to:

### **Bedroom One**

12'6" x 7'7" (3.82 x 2.33)

Double glazed window to front aspect, radiator, fitted wardrobes with sliding mirrored doors, over stairs storage and a door to the en-suite.

### **En-Suite**

Double glazed window to rear aspect, walk in shower enclosure, low level W/C, vanity wash hand basin, radiator.

### **Bedroom Two**

8'4" x 10'2" (2.56 x 3.12)

Double glazed window to front aspect, radiator, built in wardrobe.

**Bedroom Three**

10'1" x 5'1"/8'2" (3.08 x 1.57/2.49)

Double glazed window to rear aspect, radiator.

**Family Bathroom**

Double glazed window to rear aspect, suite comprising panel bath with shower over, complimentary tiling, low level W/C, pedestal wash hand basin, radiator.

**Externally****Front Garden**

Providing off road parking.

**Side Garden**

Enclosed lawn area, gated side access,

**Rear Garden**

Low maintenance garden with patio area, shed.

**Agents Notes**

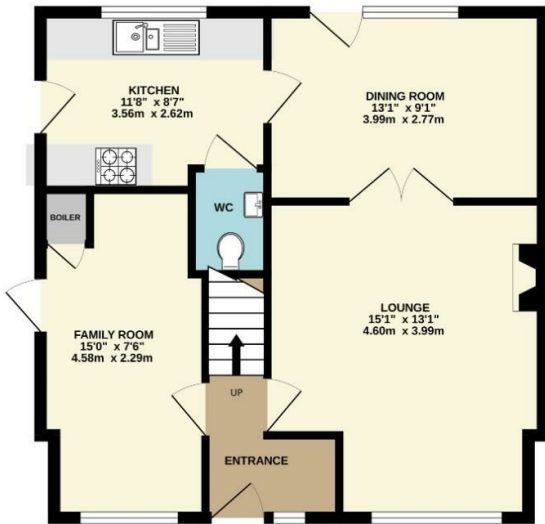
Local Authority: West Northamptonshire

Council Tax Band: D

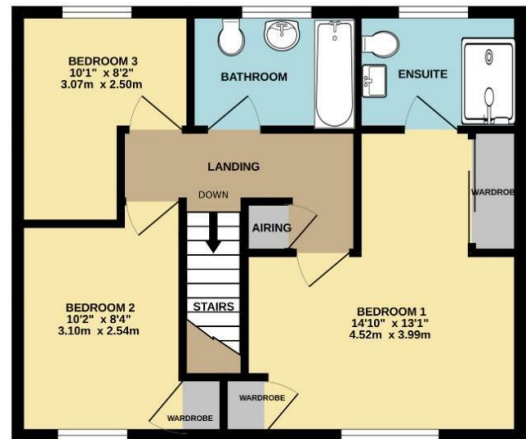




GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



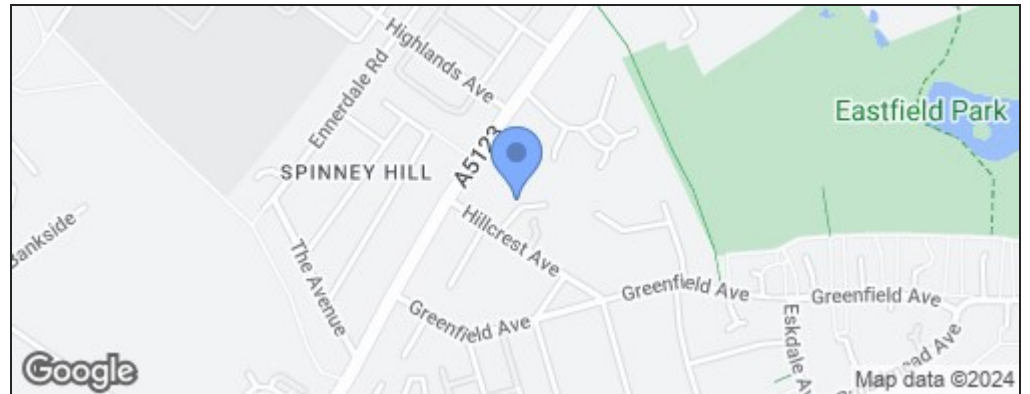
1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.