

**36 Ashpole Spinney, Hunsbury Meadows, Northampton, NN4 9QB**  
**Guide Price £485,000 Freehold**

DAVID WILSON BUILT DETACHED HOUSE. Jackson Grundy is delighted to offer to the market this executive, detached house with four double bedrooms, pleasantly situated on the popular Hunsbury Meadows estate. Accommodation offers an entrance hall, study, bay fronted lounge, second reception room, kitchen/breakfast room open to conservatory/family room, four double sized bedrooms all with fitted wardrobes and en-suite to master and a four piece family bathroom. Outside is a lawned garden with a decked seating area, it benefits from a summer house with power and light connected. The frontage offers a double driveway leading to an integral double garage. Further benefits include gas fired central heating to radiators and double glazing. EPC Rating: D. Council Tax Band: F

**Popular Hunsbury Meadows Location | Executive Detached House | Four Sizeable Double Bedrooms & Two Bathrooms | Kitchen & Utility | Double Garage & Driveway | Highly Recommended.**

**modern marketing · traditional values**

### ENTRANCE HALL

Wooden entrance door. Radiator. Wood style flooring. Radiator. Staircase rising to first floor landing. Spotlights. Door to garage and door to:

### LOUNGE 5.87m x 3.43m (19'3 x 11'3)

uPVC double glazed bay window to front elevation. Radiator. Gas feature fireplace with surround. Television point. Wood style flooring. Spotlights. Double doors to:

### DINING ROOM 3.20m x 2.79m (10'6 x 9'2)

uPVC double glazed patio doors to garden. Radiator. Spotlights. Wood style flooring.

### STUDY 3.48m x 2.18m (11'5 x 7'2)

uPVC double glazed bay window to rear elevation. Radiator. Spotlights. Wood style flooring.

### KITCHEN 2.79m x 3.10m (9'2 x 10'2)

Radiator. Fitted with a range of wall and base units with work surfaces over. One and a half bowl ceramic sink with mixer tap over. Tiling to splash back areas. Space for Range style gas cooker, extractor hood, fridge/freezer inset into wall. Laminate flooring. Spotlights. Open to:

### CONSERVATORY/DINING AREA 4.14m x 4.14m (13'7 x 13'7)

Of uPVC and brick construction. French doors to rear garden. Laminate flooring. Radiator. Open to:

### UTILITY AREA 2.16m x 1.80m (7'1 x 5'11)

Fitted with a range of wall and base units with roll top work surfaces over. Sink and drainer with mixer tap. Door to:

### WC

Obscure uPVC double glazed window to side elevation. Fitted two piece suite comprising WC and wash hand basin.

### FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

### BEDROOM ONE 3.81m x 4.29m (12'6 x 14'1)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe. Door to en-suite.

### EN-SUITE 2.84m x 1.70m (9'4 x 5'7)

Obscure uPVC double glazed window to front elevation. Heated towel rail. Suite comprising WC and sink in vanity unit and enclosed shower cubicle. Tiling to splash back areas. Electric shaver point. Spotlights.

### BEDROOM TWO 3.43m x 3.20m (11'3 x 10'6)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe.

### BEDROOM THREE 3.38m x 3.51m (11'1 x 11'6)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

### BEDROOM FOUR 2.84m x 3.45m (9'4 x 11'4)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

### BATHROOM 1.98m x 2.87m (6'6 x 9'5)

Obscure uPVC double glazed window to rear elevation. Radiator. Fitted four piece suite comprising WC, wash hand basin, panelled bath and shower cubicle. Spotlights. Tiling to ceiling. Heated towel rail.

### OUTSIDE

### FRONT GARDEN

Driveway for multiple cars. Lawn area boasting a cherry tree.

### GARAGE

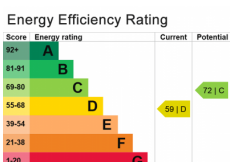
Power and light connected. Up and over door.

### REAR GARDEN

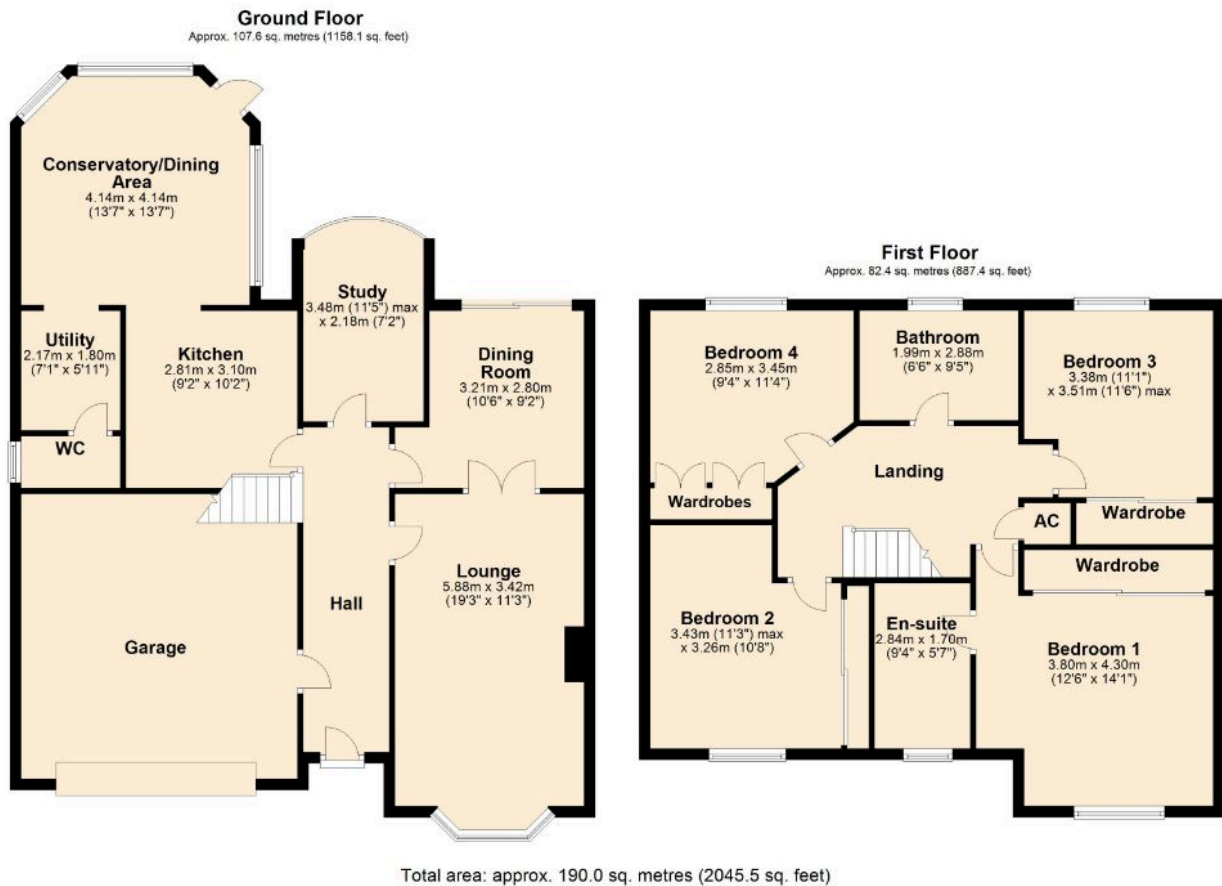
Enclosed via wooden panelled fencing and brick wall. Patio and decked area but mainly laid to lawn. Gated side access. Summerhouse.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



## LOCAL AREA INFORMATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

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