



Welford Road, Spratton, NN6 8JE

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Property Description

A three bedroom semi detached property located in the ever popular village of Spratton, Northamptonshire.

Spratton is a charming place to live and offers a peaceful rural lifestyle but with all the local amenities right on your doorstep. There is a public house, village shop and family butchers. Market Harborough offers shopping and supermarket facilities some 13 miles distance, and there are a number of supermarkets on the outskirts of Northampton. Spratton Hall School has an excellent reputation together with Guilsborough School only a short distance away.

The property is approached through a porch that leads to a spacious hallway, with a staircase to the first floor and a connecting door leading through into the living room which has a wood burning stove set on a raised hearth and a bay window to the front elevation.

There is a separate dining room with a wood burning stove set on a raised hearth with a shelved cupboard to the side, and a useful understairs storage cupboard, a set of French doors lead out to the rear garden.

The well appointed kitchen is located at the rear of the property and boasts a range of base and wall units, stainless steel sink with drainer, complimentary worktop and breakfast bar. Integrated appliances include a double electric oven and hob, plumbing for appliance and a window overlooking the rear garden and a door leading to a useful rear porch with a tiled floor and door to the rear garden.

To the first floor there are three bedrooms, two double bedrooms and a single, and the family bathroom is fitted with a modern white suite comprising of a w/c, vanity wash hand basin and a shaped bath with a shower over.

Outside there is generous gardens to both the front and the rear of the property, to the front there is car standing for approximately 3 cars, shaped lawn and established borders and to the rear there is a patio area, sectional concrete workshop/store and a shaped lawn with shrub borders.

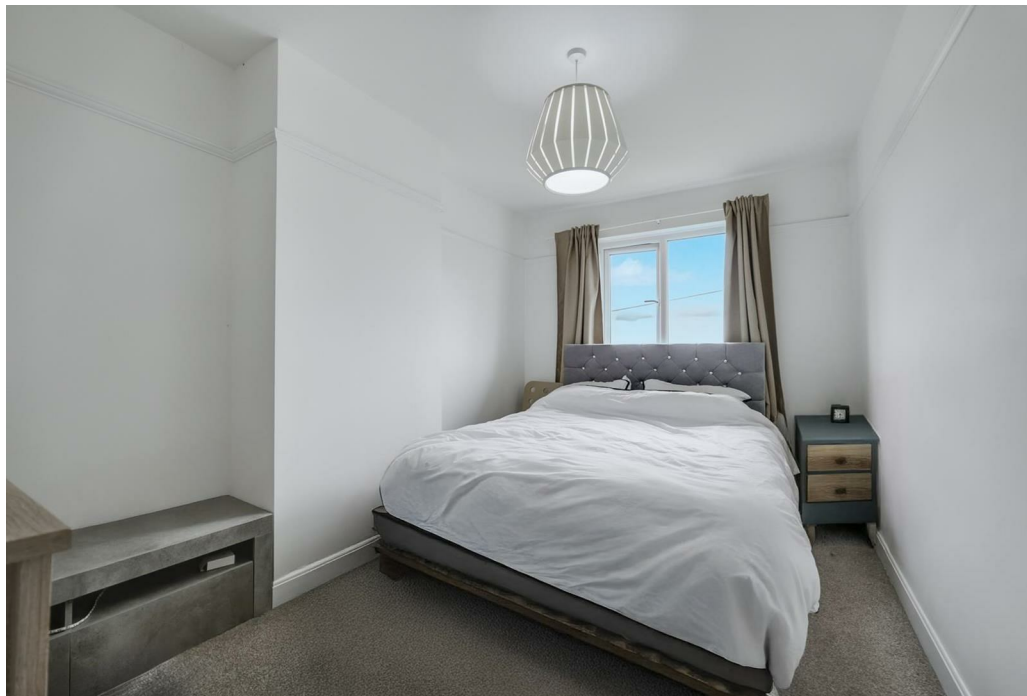


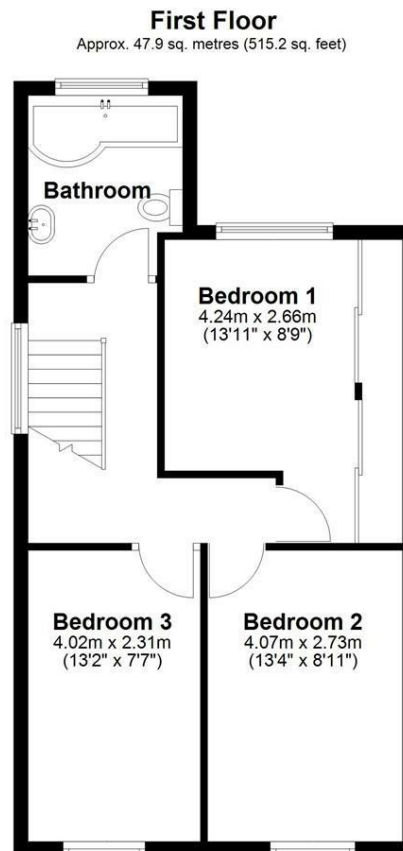
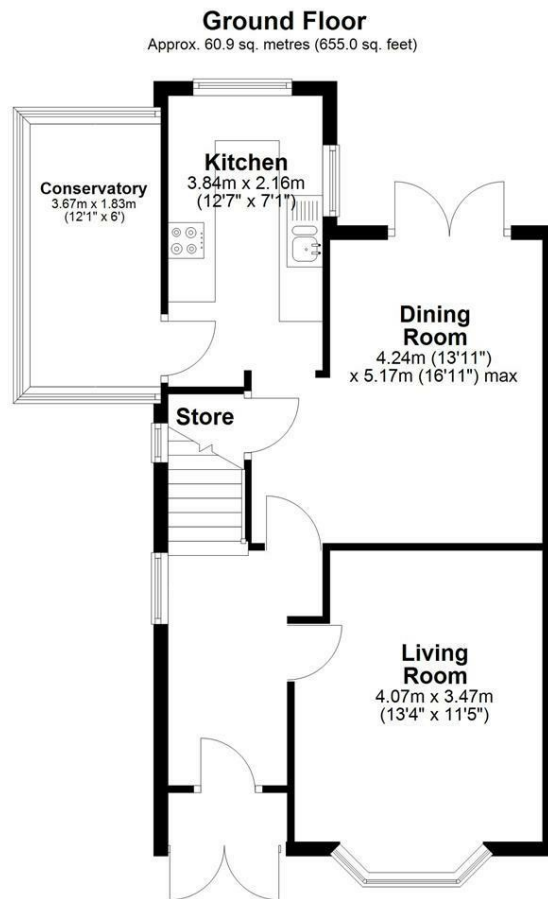


Key Features

- Semi Detached Family Home
- Generous Plot
- Living Room And Separate Dining Room
- Kitchen With Built in Appliance's
- Three Generous Bedrooms
- Family Bathroom
- Car Standing
- Established Gardens
- No Upward Chain

Price Guide
£315,000





Total area: approx. 108.7 sq. metres (1170.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Daventry

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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