



# Dorman Close

Spinney Hill, Northampton

oriordanbond  
SALES & LETTINGS





## Dorman Close

Spinney Hill  
NN3 6QG

Offers Over  
£300,000

A superbly presented Grade II Listed split level stable conversion constructed by Charles Dorman around 1900. The property sits on this highly sort after estate with communal grounds covering circa 19 acres and close to lots of local amenities, shops and good local schooling to include Northampton School for Girls.

Accommodation comprises a large entrance hall with vaulted ceiling and coat storage, spacious sitting room with remote control curtains, fitted kitchen with integrated appliances, double bedroom with en-suite shower room and a further bathroom on the ground floor. The first floor offers two double bedrooms, one with built in wardrobes, and a further shower room. Outside is a large communal courtyard to the front with access to communal gardens and a further green for entertaining. There are also two allocated parking spaces with this property. Benefits include gas radiator heating system, vaulted and high ceilings, character features throughout and available with no onward chain. (B/1250/-)

Leasehold Information: Lease Remaining - 169 years (as of 2024) / Service Charge - £2,302.32 per annum

- Grade II Listed split level stable conversion
- Three bedrooms (master en-suite)
- Separate bathroom and shower room
- Gas radiator heating
- Two allocated parking spaces
- No onward chain

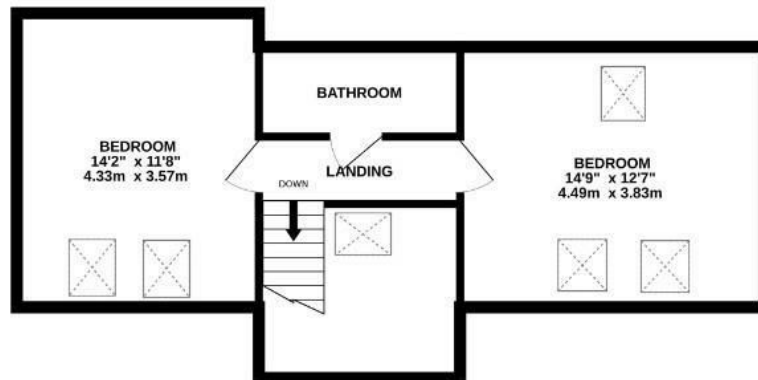
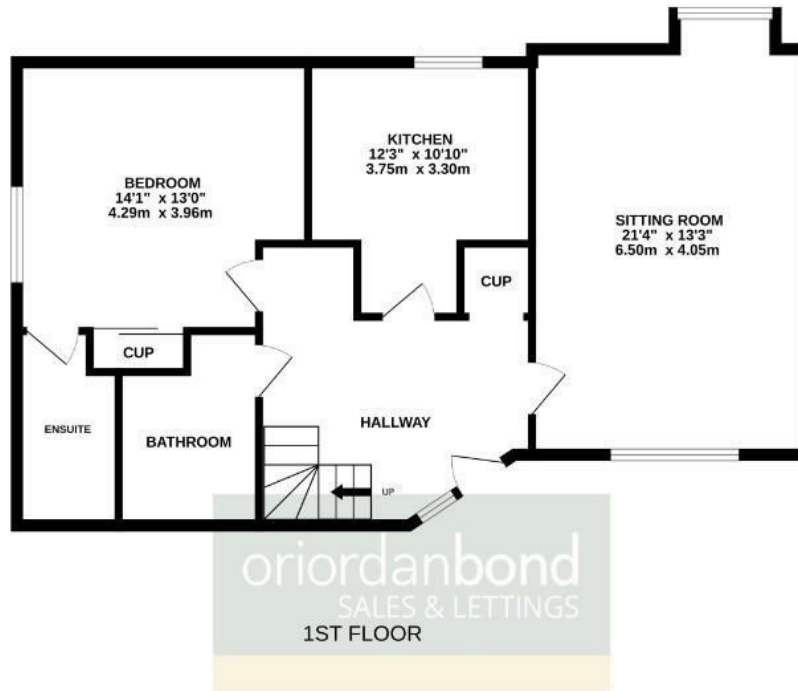






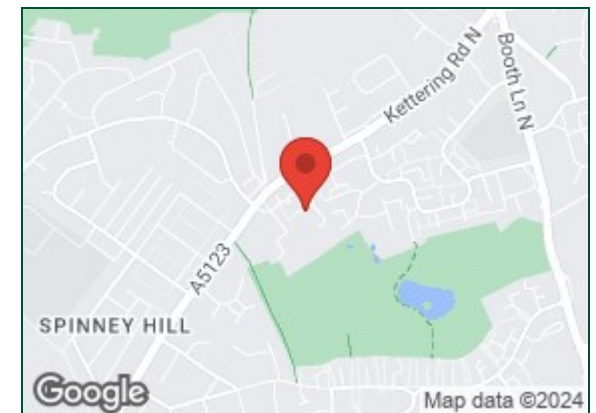


GROUND FLOOR



TOTAL FLOOR AREA: 1213sq.ft. (112.7 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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**Additional information**

- Council Tax Band: E
- Energy Efficiency Rating:

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Parklands Sales**

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