



# Manderville Close

Spinney Hill, Northampton

oriordanbond  
SALES & LETTINGS





# Manderville Close

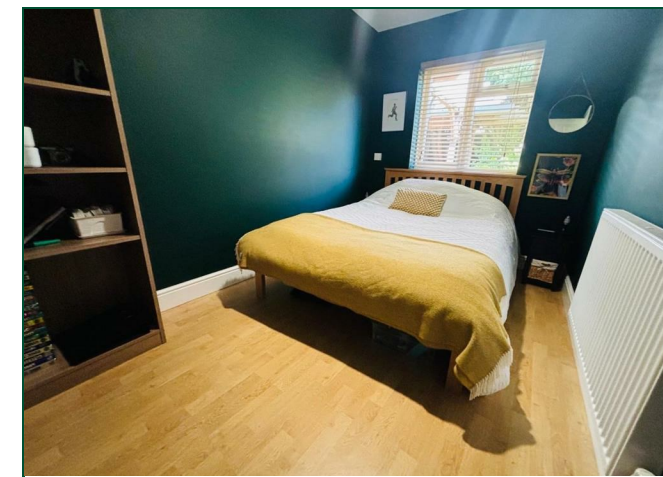
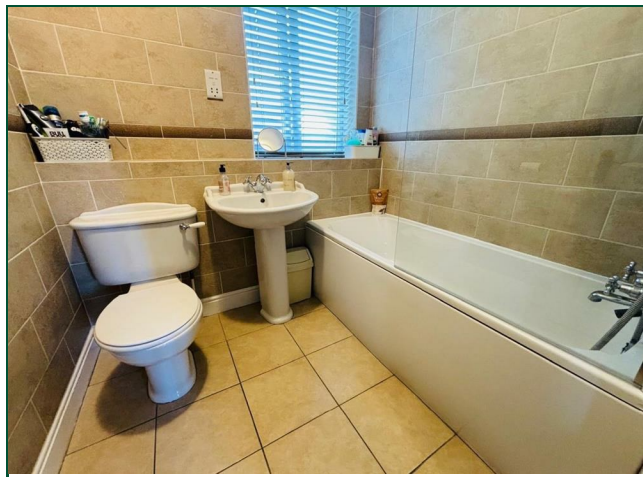
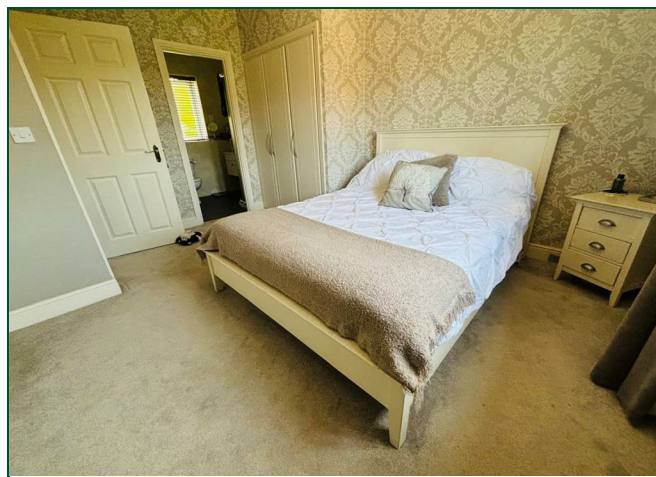
Spinney Hill  
NN3 6QE

Offers Over  
£500,000

O'Riordan Bond is delighted to be the chosen agent to market this executive detached family home. The property sits in a quiet position within this sought after estate, with communal grounds and entertaining areas, and within walking distance to Northampton School for Girls, Bradlaugh Fields and many local amenities.

The property has accommodation presented in superb condition comprising large entrance hall with Karndene flooring, sitting room with French doors to garden, open plan kitchen/dining/family room with fully integrated appliances and Karndene flooring, further family room and bedroom five/study converted from the garage, utility room and cloakroom/WC to the ground floor. To the first floor are four good size bedrooms with en-suite to the master and a further family bathroom. Outside is a front garden with large driveway leading to a converted double garage offering storage and a wrap around walled garden to three sides with a decked patio with seating area, secure side access, very private entertaining and BBQ area and a further undercover dining patio. Further benefits include uPVC double glazing, gas radiator heating and available with a complete chain. (A/1500/L)

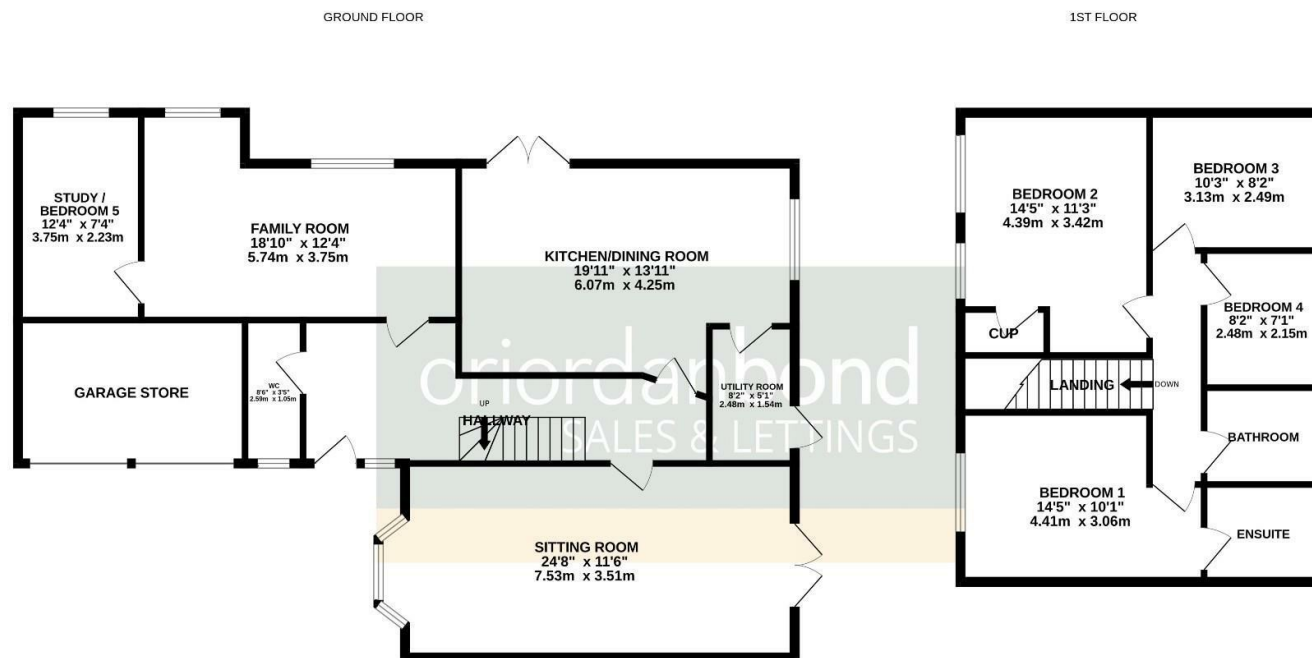
- Four/five bedroom detached residence
- En-suite to master bedroom
- Open plan kitchen/dining/family room
- Wrap around gardens
- Ample off road parking and converted double garage
- Complete onward chain











TOTAL FLOOR AREA : 1500sq.ft. (139.4 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: C

### 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.

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