



Connells

Spanslade Road
Northampton



Property Description

Upon entering the property, you are greeted by a welcoming entrance hall that leads you into the heart of the home. The spacious sitting room offers a comfortable space for relaxation, while the impressive kitchen/dining room provides the perfect setting for family meals and entertaining.

A true highlight of this property is the 24' full-width sun/family room. Flooded with natural light, this versatile space offers an abundance of room for relaxation, hobbies, or a children's play area, seamlessly extending your living space and opening out to the rear garden.

Conveniently, there is a downstairs cloakroom/WC and a practical utility room, ideal for managing household chores.

First Floor Accommodation:

Upstairs, you will find three generously proportioned double bedrooms. The master and second bedrooms benefit from the luxury of en-suite facilities, offering privacy and convenience. Completing the first floor is a well-appointed family bathroom.

Externally:

The property boasts a low maintenance rear garden, providing a private outdoor space for you to enjoy. To the front, there is a low maintenance frontage offering off-road parking for your vehicles, leading to a garage store for additional storage solutions.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Enter via double glazed door to the side aspect. Double glazed window to the front aspect.

Entrance Hall

Double glazed door to the front aspect.

Cloakroom

Wash hand basin and low level WC.

Lounge

16' 4" x 13' 8" (4.98m x 4.17m)

Double glazed window to the front aspect. TV point.

Reception Room

9' 7" x 25' (2.92m x 7.62m)

Two double glazed sliding doors to the rear aspect.

Kitchen / Diner

16' 9" x 9' 10" (5.11m x 3.00m)

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Understairs storage. Double glazed window and sliding doors.

Utility Room

6' 7" x 7' 11" (2.01m x 2.41m)

Space for white goods.

Landing

Access to loft space.

Bedroom One

7' 10" x 15' (2.39m x 4.57m)

Double glazed window to the front aspect.
Electric radiator.

En Suite

Shower cubicle, wash hand basin and low level WC. Double glazed window to the rear aspect.

Bedroom Two

11' 2" x 10' 8" (3.40m x 3.25m)

Double glazed window to the front aspect.
Wall mounted electric radiator. Built in wardrobes.

En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted electric radiator. Double glazed window to the front aspect.

Bedroom Three

10' 8" x 9' 11" max (3.25m x 3.02m max)

Double glazed window to the rear aspect.

Bathroom

Bath with electric shower over, wash hand basin and low level WC. Double glazed window to the rear aspect.

Outside

Rear Garden

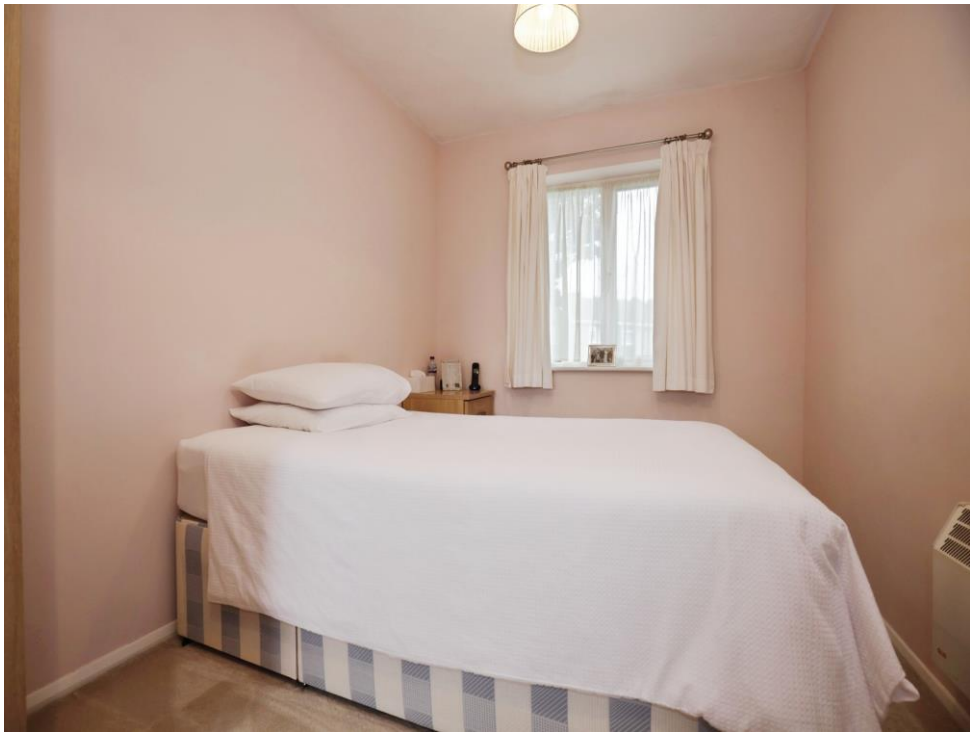
Raised decking area. Patio. Enclosed by fencing.

Garage

16' 4" x 7' 11" (4.98m x 2.41m)

Electric roller shutter door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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6 Wood Hill
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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