



**Connells**

Willow Close  
Spratton Northampton





## Property Description

An excellent opportunity to purchase this two/three bedroom property situated in the lovely village of Spratton.

The accommodation in brief comprises, porch, hallway, lounge, dining room, kitchen, sitting room/bedroom three and to the first floor there are two further bedrooms and the bathroom.

Outside there is a driveway leading down the side of the property to a single garage. The rear garden is enclosed.

## Entrance Porch

Entered via door to the side elevation with door to:-

## Entrance Hall

Wall mounted radiator, stairs rising to first floor, doors to:-

## Kitchen

7' 7" x 7' ( 2.31m x 2.13m )

Fitted with a range of wall and mounted units with work surface over, tiled splash backs, built in oven with gas hob and extractor over. One and half stainless steel sink and drainer with mixer tap over. Tiled floor, sport lights to ceiling and double glazed window to the side elevation,

## Living/ Dining Room

17' 8" max x 15' 6" max ( 5.38m max x 4.72m max )

An L-shaped room with two windows to front elevation and wall mounted radiator.

## Home Office/ Snug

10' 11" x 7' 8" ( 3.33m x 2.34m )

Work from home office with double glazed patio doors to the rear elevation and wall mounted radiator.

## Bedroom Three

10' 11" x 9' 7" ( 3.33m x 2.92m )

Double glazed window to the rear elevation and wall mounted radiator.

## First Floor Landing

Stairs rise from the entrance hall. Access to loft space and doors to:-

## Bedroom One

12' 10" x 10' 4" ( 3.91m x 3.15m )

Double glazed window to the front elevation, wall mounted radiator and storage cupboard.

## Bedroom Two

10' 11" x 9' ( 3.33m x 2.74m )

Double glazed window to rear elevation, wall mounted radiator, spot lights to ceiling and storage cupboard.

## Bathroom

Suite comprising panelled bath with shower over and screen over, wash hand basin set in vanity unit, low level WC, part tiled walls. Opaque double glazed window to side elevation,

## Outside

### Front Garden

Laid to lawn with path to the side door and driveway to the side leading to:-

### Garage

Single garage with up and over door.

### Rear Garden

South facing rear garden which is laid mainly to lawn.

## Council Tax Band

C



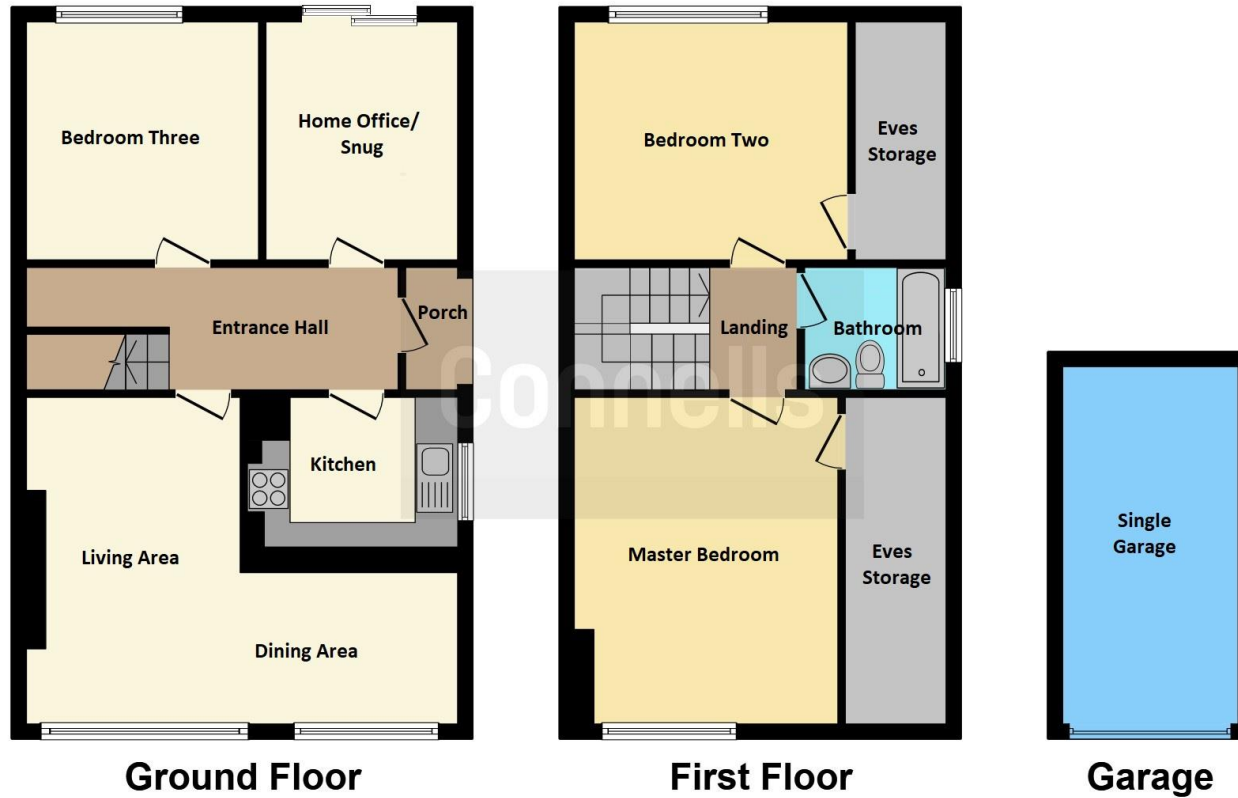












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: KTP407158 - 0004