



**63 Spinney Hill Road, Spinney Hill, Northampton, NN3 6DW**  
**Offers Over £300,000 Freehold**

Jackson Grundy are proud to offer for sale this well presented three bedroom semi-detached family home in a wonderful location. The home is positioned next to Parklands Primary School offering wonderful convenience for some parents, comprising in brief entrance hallway, lounge, dining room, conservatory, kitchen and utility with internal access to the garage, all to the ground floor. To the first floor there are three bedrooms including two generous doubles, a two piece bathroom and separate WC. Outside there is a driveway leading to the single garage and a largely gravelled front garden. The rear garden is enclosed and well-tended, perfect for any family. EPC Rating: TBC. Council Tax Band: C

**Semi Detached Family Home | Three Bedrooms | Driveway & Single Garage | Conservatory |  
Next To Parklands Primary School | Separate Bathroom & WC**

**modern marketing · traditional values**

## PORCH

Glazed double entrance doors. Black and white tiles. Cupboard housing electric fusebox. uPVC double glazed windows and door to:

## HALL

Laminate flooring. Radiator. Staircase rising to first floor landing. Understairs cupboard. Doors to:

## LOUNGE 4.55m x 3.73m (14'11 x 12'3)

uPVC double glazed bay window to front elevation. Radiator. Timber mantel and stone/tiled hearth with inset electric fire.

## DINING ROOM 3.63m x 3.28m (11'11 x 10'9)

uPVC double glazed sliding doors to conservatory. Radiator. Laminate flooring.

## CONSERVATORY 2.72m x 2.90m (8'11 x 9'6)

uPVC double glazed windows and door to garden. Part brick built. Radiator.

## KITCHEN 3.61m x 2.39m (11'10 x 7'10)

uPVC double glazed window to rear elevation. A range of wall and base units with roll top work surfaces over. One and a half bowl sink and drainer. Fitted Neff double oven, four ring gas hob and extractor. Space and plumbing for white goods. Part tiled walls and tiling to splash back areas. Glazed door to utility.

## UTILITY ROOM 3.61m x 2.24m (11'10 x 7'4)

Space and plumbing for white goods. Wall and base units. Roll top work surfaces. uPVC double glazed doors to garden. Door to garage. Skylight.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 4.52m x 3.40m (14'10 x 11'2)

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobes.

## BEDROOM TWO 3.63m x 3.51m (11'11 x 11'6)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

## BEDROOM THREE 2.74m x 2.29m (9'0 x 7'6)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe over bulkhead.

## BATHROOM 1.65m x 2.24m (5'5 x 7'4)

uPVC double glazed window to rear elevation. Ladder heated towel rail. Two piece suite comprising P shaped bath with shower over, vanity wash hand basin. Tiled walls. Tiled floor.

## WC

uPVC double glazed window to side elevation. Low level WC. Tiling to half height.

## OUTSIDE

### FRONT GARDEN

Block paved driveway. Gravelled area. Raised bedding area. Enclosed by mid level brick walls. Enclosed by mid level brick walls and feather panelled fencing. Driveway leading to garage.

### GARAGE 4.72m x 2.44m (15'6 x 8'0)

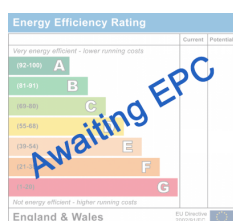
Up and over door. Power and light.

### REAR GARDEN

Paved patio and path. Largely lawned rear garden with raised bedding areas. Timber shed to hardstanding. Enclosed by feather panelled fencing and brick wall.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



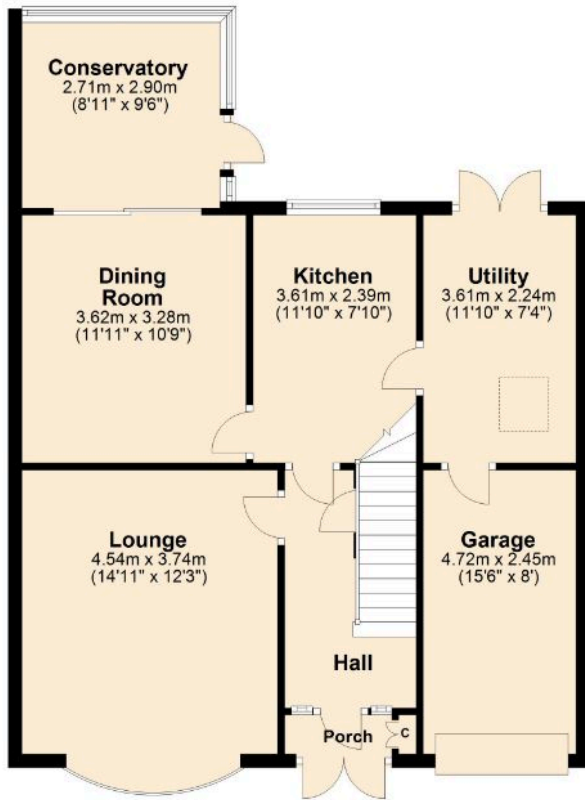
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



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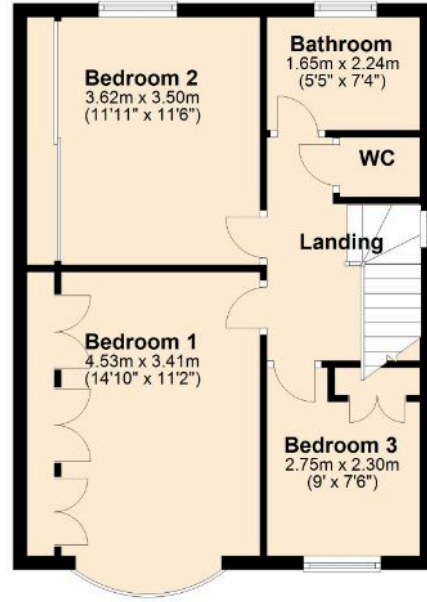
### Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)

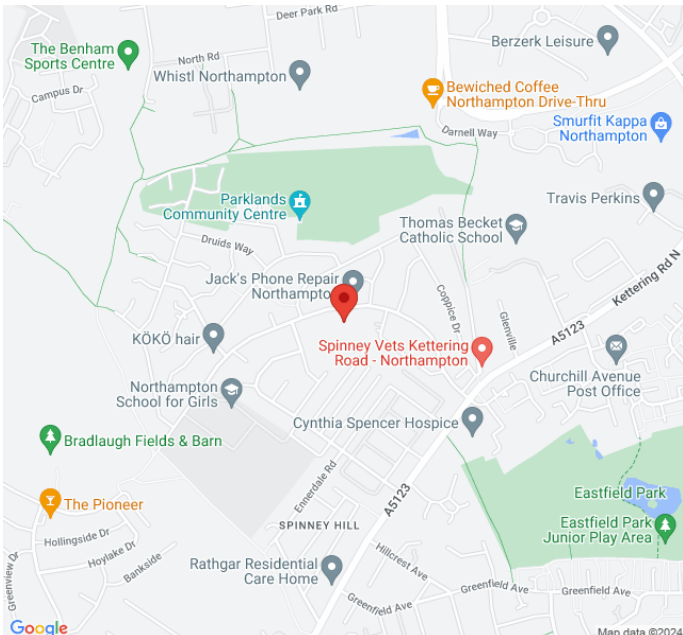


### First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)



## LOCAL AREA INFORMATION

Spinney Hill is a popular residential area of Northampton lying some 3 miles north-east of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.



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