



78 Laburnum Crescent, Spinney Hill, Northampton, NN3 2LF
£240,000 Freehold

Jackson Grundy are pleased to offer for sale this extended detached bungalow in one of the more sought after locations in Spinney Hill. The home benefits from a generous extension to the rear which now offers a 21' lounge/dining room, and a refitted kitchen, although would benefit from further modernisation, mostly the décor. In brief the home comprises entrance porch and hallway, lounge/dining room, conservatory, refitted kitchen, two double bedrooms, a two piece bathroom suite and separate and refitted w/c. Outside the home offers a generous driveway with parking for a number of vehicles, and an enclosed garden to the rear and a single garage. The home is available with no upper chain and we recommend booking your viewing at the earliest opportunity! EPC Rating: E. Council Tax Band: C

Detached Bungalow | Extended To Rear | Refitted Kitchen | Two Double Bedrooms | In Need Of Modernisation | No Upper Chain

modern marketing · traditional values

PORCH

uPVC double glazed entrance door and window to front elevation. Glazed door to hallway.

HALLWAY

Parquet flooring. Radiator. Door to cupboard. Door to cupboard housing fuse box. Access to loft space. Doors to:

LOUNGE/DINING ROOM 6.68m x 4.62m (21'11 x 15'2) Max

uPVC double glazed sliding doors. Glazed door to conservatory. Three radiators. Fireplace with granite surround and hearth with stone mantel.

CONSERVATORY 2.41m x 2.46m (7'11 x 8'1) Max

uPVC double glazed windows and doors to side elevations. Tiled floor.

KITCHEN 3.20m x 2.39m (10'6 x 7'10)

uPVC double glazed window to rear elevation. Glazed door to side elevation. Modern upright radiator. Spotlights to ceiling. Matt white wall and base soft close units and drawers and pull out shelving to one unit with roll top work surfaces. Integrated appliances to include Bosch double oven, Bosch four ring hob, Bosch extractor hood and concealed Hotpoint washing machine. One and a half bowl stainless steel sink and drainer.

BEDROOM ONE 3.94m x 3.18m (12'11 x 10'5)

uPVC double glazed window to front elevation. Radiator. A range of fitted bedroom furniture.

BEDROOM TWO 3.02m x 2.72m (9'11 x 8'11)

uPVC double glazed window to front elevation. Radiator. A range of fitted bedroom furniture.

WC

uPVC double glazed window to side elevation. Refitted low level WC. Heated towel rail. Tiled floor and walls.

BATHROOM

uPVC double glazed window to side elevation. Radiator. Heated towel rail. Two piece suite comprising panelled bath with shower over and pedestal wash hand basin. Tiled walls.

OUTSIDE

FRONT GARDEN

Block paved driveway, enclosed by low level brick wall. Timber gate to side for rear access.

GARAGE

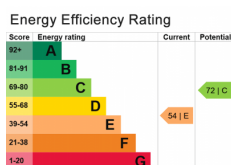
Single garage with up and over door. Power and light.

REAR GARDEN

Largely laid to lawn. Bedding areas to borders with mature plants, shrubs and trees. Enclosed by timber panelled fencing. Paved patio. Timber gate to rear. Timber door to garage.

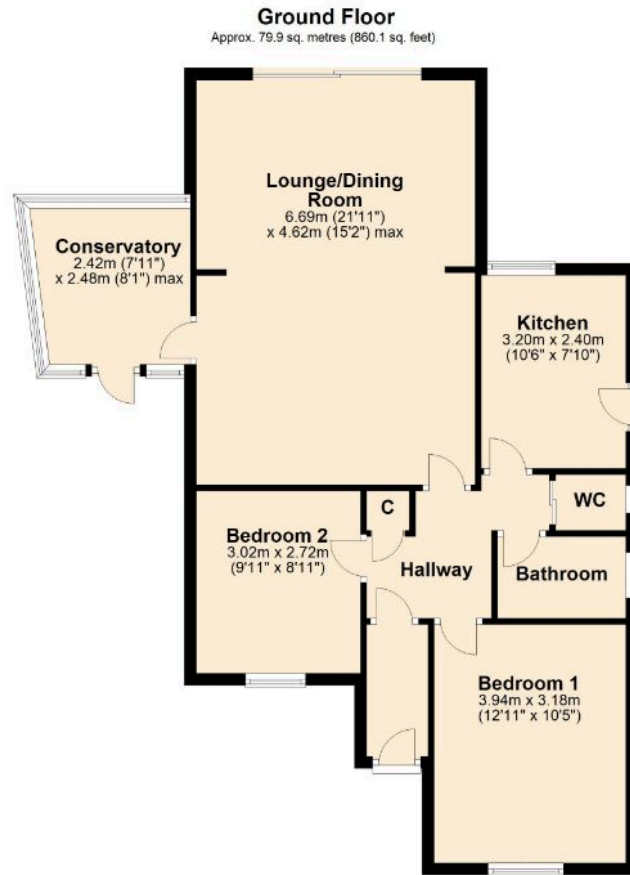
DRAFT DETAILS

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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Total area: approx. 79.9 sq. metres (860.1 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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