



**178 Spinney Hill Road, Spinney Hill, Northampton, NN3 6DP**  
**£300,000 Freehold**

This four bedroom family home boasting a double storey extension with excellent access to amenities is offered for sale by Jackson Grundy. The home offers generous internal and external space, in brief comprising lounge, dining room, bathroom and kitchen to the ground floor with internal access to the integral garage. Upstairs benefits from four bedrooms and a shower room, whilst outside there is parking for several cars to the block paved driveway, with a private and enclosed garden to the rear. The home is adjacent to a convenience store and across the road from the Northampton School for Girls and Parklands Primary School. Call now to book your viewing and avoid disappointment! EPC Rating: D. Council Tax Band: C

**Semi Detached Family Home | Four Bedrooms | Double Storey Extension | Shower Room & Bathroom | Driveway & Garage | Close To Schools & Shops**

modern marketing · traditional values

### ENTRANCE PORCH

uPVC double glazed entrance door. Laminate flooring. Half height wood panelling. Door to:

### LOUNGE 3.30m x 4.70m (10'10 x 15'5)

uPVC double glazed bow bay window to front elevation. Radiator. Electric fireplace.

### INNER HALLWAY

Radiator. Staircase rising to first floor landing. Doors to:

### DINING ROOM/BEDROOM FIVE 5.44m x 1.85m (17'10 x 6'1)

Windows to garden. Radiator. Door to storage and garage.

### KITCHEN 4.19m x 2.87m (13'9 x 9'5)

Windows and glazed door to garden. Wall and base units with roll top work surfaces. Space and plumbing for white goods. Wall mounted gas boiler. One and a half sink and drainer. Wood cladding to ceiling. Tiling to splash back areas.

### BATHROOM 2.21m x 1.63m (7'3 x 5'4)

Double glazed window to rear elevation. Suite comprising panelled bath, wash hand basin and low level WC. Wood panelling.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 3.02m x 4.17m (9'11 x 13'8)

uPVC double glazed window to front elevation. Radiator. Wardrobe with sliding doors.

### BEDROOM TWO 4.04m x 2.18m (13'3 x 7'2)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 1.96m x 3.00m (6'5 x 9'10)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.84m x 2.01m (9'4 x 6'7)

uPVC double glazed window to rear elevation. Radiator.

### SHOWER ROOM 1.55m x 1.93m (5'1 x 6'4)

Window to rear elevation. Radiator. Three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Tiled walls.

### OUTSIDE

### FRONT GARDEN

Block paved driveway to single garage and front door.

### GARAGE

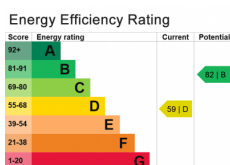
Up and over door. Power and light connected. Partition wall creating storage space.

### REAR GARDEN

Split levels. Largely laid to paving, cobbles and small lawned area. Timber shed to hardstanding with power and light connected. Enclosed by timber panelled fencing.

### DRAFT DETAILS

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



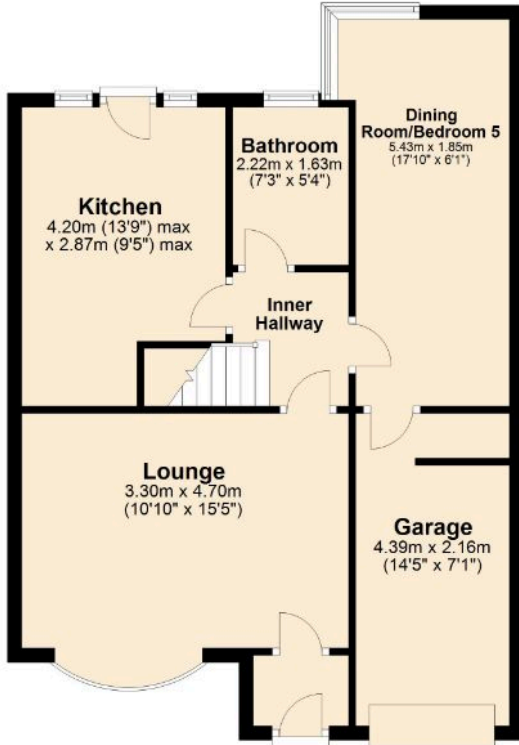
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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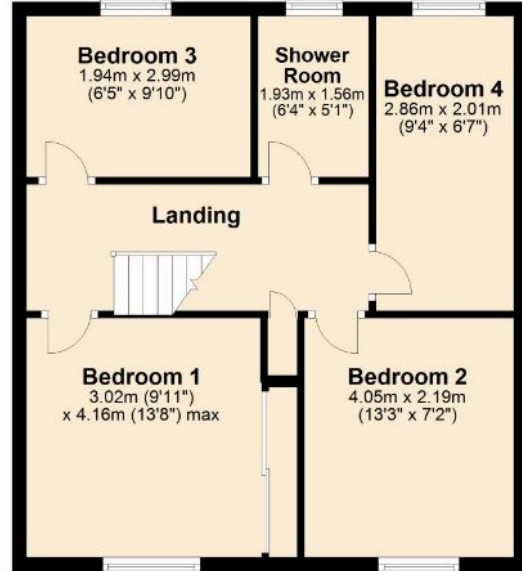
### Ground Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



### First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 111.8 sq. metres (1202.9 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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