



24 Kealdale Road, Spinney Hill, Northampton, NN3 6BS
£255,000 Freehold

Jackson Grundy are pleased to present this three bedroom family home for sale in the always sought after area of Spinney Hill. The home has been much improved by the current owners, most notably refitting the three piece family bathroom. In the brief the home comprises lounge, dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside benefits from a lawned front garden, with a generous plot to the rear which includes a generous lawned area and access to the single garage and parking space in front. Call now to book your viewing! EPC: C. Council Tax: C.

Three Bedrooms | Refitted Bathroom | Front and Rear Gardens | Sought after Location | Close to Parklands Primary and Northampton School for Girls | Garage and Driveway to Rear

modern marketing · traditional values

ENTRANCE HALLWAY 3.66m x 1.83m (12' x 6')

uPVC double glazed door and window to hallway. Radiator. Tiled floor. Doors to lounge, kitchen and understairs storage. Stairs to first floor.

LOUNGE 3.66m x 3.66m (12' x 12')

uPVC double glazed windows to front elevation. Radiator. Electric fireplace. Doorway to dining room.

DINING ROOM 2.44m x 2.90m (8' x 9'6)

uPVC double glazed sliding doors to rear elevation. Radiator. Tiled floor.

KITCHEN 2.92m x 3.05m Max (9'7 x 10' Max)

uPVC double glazed window and door to garden. Radiator. Range of wall mounted and base units with roll top work surface over. One and a half stainless steel sink. Refitted Kenwood double oven. Refitted AEG induction hob. Space and plumbing for white goods. Wall mounted gas combination boiler. Tiled floor and splash backs.

LANDING

Doors to all bedrooms, bathroom. and hatch to loft.

BEDROOM ONE 3.63m x 3.02m (11'11 x 9'11)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.05m x 3.43m (10' x 11'3)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.74m x 2.51m (9' x 8'3)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.11m x 2.13m (6'11 x 7')

uPVC double glazed window to rear. Refitted three piece suite including wide vanity wash hand basin. Corner bath with shower over. Low level WC. Heater. Tiled walls and floor. Extractor fan.

OUTSIDE

FRONT

Lawned front garden with concrete path to front door.

REAR

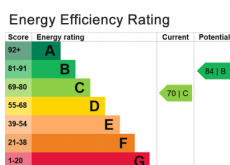
A largely lawned rear garden with paved patio area, bedding area and path to rear. Garage with parking space in front. Enclosed by timber panel fence and double gates for vehicle access.

GARAGE

Single garage. Up and over door. Power and lighting connected. Personnel door and window to garden.

DRAFT DETAILS

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

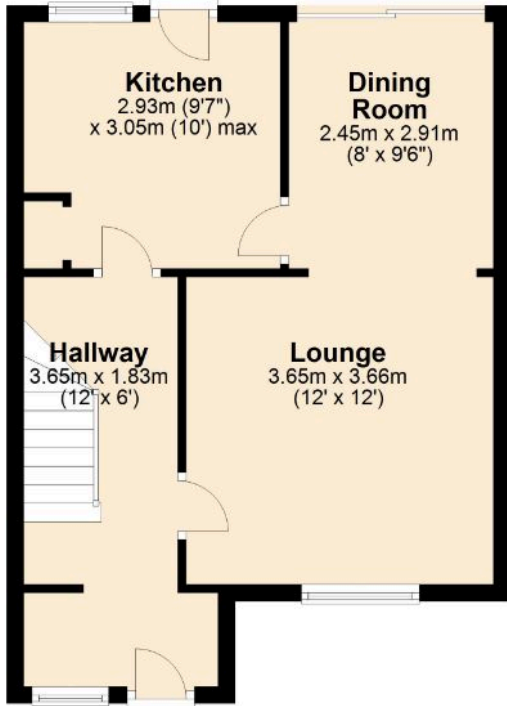


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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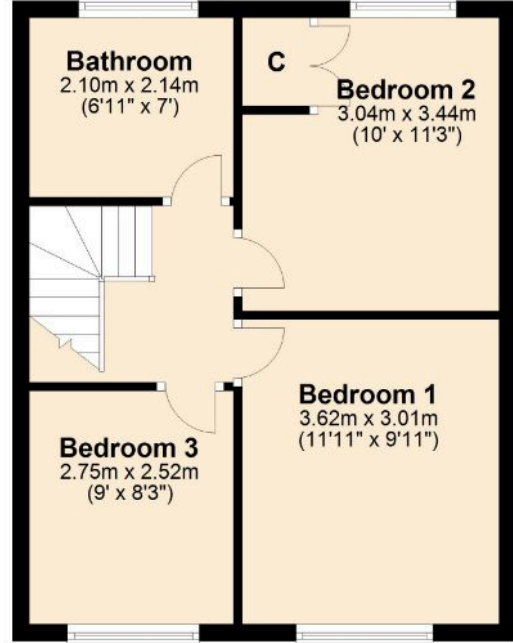
Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 79.3 sq. metres (853.5 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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