



26 Mayfield Road, Spinney Hill, Northampton, NN3 2RE
£315,000 Freehold

Jackson Grundy are proud to offer for sale this extended three bedroom semi detached family home in the popular area of Spinney Hill. The home has been much improved over the years by the vendors, perhaps most notably a double storey extension to the rear, directly impacting the kitchen and lounge dining room to the ground floor, and upstairs offering three double bedrooms. The kitchen also benefits from having been refitted. In brief the home comprises family room, lounge/dining room, refitted kitchen and WC to the ground floor, with three double bedrooms to the first floor and a three piece family bathroom. Outside benefits from a block paved driveway to the front and a generously stocked and tranquil rear garden. Call now to book your viewing. EPC Rating TBC. Council Tax Band C.

Three Double Bedrooms | Semi Detached Family Home | Double Storey Extension | Refitted Kitchen | Driveway | Well Stocked & Tranquil Rear Garden

modern marketing · traditional values

ENTRANCE PORCH

Tiled floor. Cupboard housing electric meter and fuse box. uPVC double glazed door with windows either side leading to hall.

HALL

Radiator. Stairs rising to first floor landing.

CLOAKROOM

uPVC double glazed window to side elevation. Suite comprising low level WC and wall mounted wash hand basin. Tiled floor. Tiled splash backs.

DINING ROOM 3.94m into bay x 3.73m (12'11 into bay x 12'3)

uPVC double glazed bay window to front elevation. Radiator. Bells convector fireplace with stone and tiled surround and hearth.

LOUNGE 6.55m x 3.30m (21'6 x 10'10)

Double glazed sliding patio doors to rear garden. Two radiators. Gas fireplace with marble surround and hearth.

KITCHEN 5.33m x 2.26m (17'6 x 7'5)

uPVC double glazed window to rear elevation. Fitted with a range of wall, base and drawer units with roll top work surfaces over. Built in four ring gas hob with extractor hood over and glass splash back. Built in Neff double oven. Integrated fridge / freezer. Ceramic one and a half bowl sink and drainer unit. Laminate flooring. uPVC double glazed door to garden.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to boarded and insulated loft space with pull down ladder.

BEDROOM ONE 5.33m x 2.26m (17'6 x 7'5)

uPVC double glazed window to rear elevation. Two radiators.

BEDROOM TWO 3.94m into bay x 3.73m (12'11 into bay x 12'3)

uPVC double glazed bay window to front elevation. Radiator.

BEDROOM THREE 3.71m x 3.30m (12'2 x 10'10)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Airing cupboard.

BATHROOM 1.88m x 1.80m (6'2 x 5'11)

uPVC double glazed window to front elevation. Radiator. Wall mounted electric heater. Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled floor. Tiled splash backs.

OUTSIDE

FRONT GARDEN

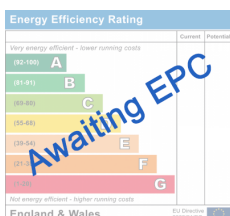
Largely laid to block paving. Gated side access. Well stocked bedding area with mature plants, tree and shrubs.

REAR GARDEN

A beautifully tended 'gardeners' garden, well stocked with a wide range of plants, trees and shrubs to bedding areas. Lawn area. Apple tree. Water fountain. Garden shed with hardstanding. Enclosed by timber fencing.

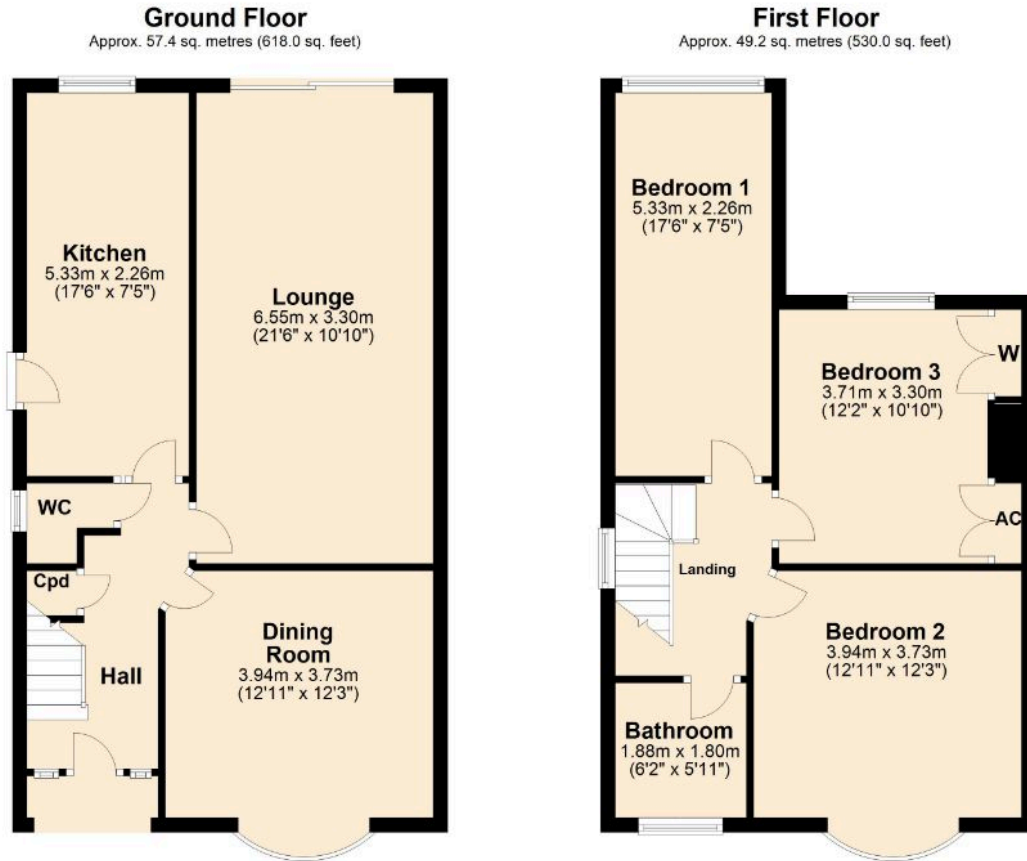
DRAFT DETAILS

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

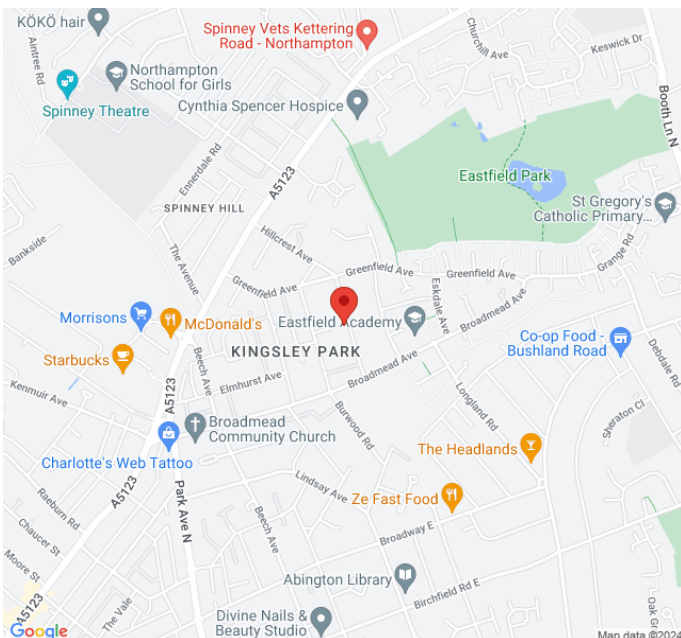


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 106.7 sq. metres (1148.0 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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