

**459 Kettering Road, Spinney Hill, Northampton, NN3 6QU**  
**£290,000 Freehold**

Jackson Grundy are proud to offer for sale this extensively renovated three bedroom semi-detached 'smart' home in the well sought after area of Spinney Hill. The home has been renovated to an excellent standard perhaps most notably a refitted kitchen with a generous island and lantern skylight and bi-fold doors to the garden, and a refitted shower room. Much care has been taken with many of the finer details such as extra depth to kitchen units to enable easy replacement of white goods, extra width to door frames and wood laminate flooring without thresholds to allow ease of access for wheelchairs, and not least the 'smart' factor – where lighting, heating, televisions, fans to the kitchen and shower room, and outside power can all be controlled via an app for Android or Apple phone users. In brief the home comprises lounge, kitchen/breakfast, three bedrooms and shower room, whilst externally there is a generous front garden, a private garden to the rear leading to two parking spaces and a single garage adjacent. Call now to book your viewing and avoid disappointment! EPC Rating: E. Council Tax Band: B

**High Specification Renovated Bungalow | Semi Detached | Three Bedrooms | Refitted Kitchen With Lantern Skylight | Refitted Shower Room | Off Road Parking & Garage**

modern marketing · traditional values

### ENTRANCE HALL

uPVC double glazed entrance door. Modern upright radiator. Hatch and pull down ladder to loft. Doors to:

### LOUNGE 4.22m x 2.98m (13'10 x 9'9)

Bi-fold doors to kitchen/dining room. Upright radiators. Wood laminate flooring. Feature mantel. Light tube. Ambient lighting to false ceilings.

### KITCHEN/DINING ROOM 3.96m x 5.42m (13'0 x 17'9)

uPVC double glazed windows to side elevation. uPVC double glazed lantern skylight. uPVC double glazed bi-fold doors to garden. Modern radiator. Refitted range of wall and base units with quartz work surfaces over. Extra deep base units to accommodate replacement of white goods. Stainless steel one and a half sink. Concealed space and plumbing for white goods. Fitted Bosch induction hob and double oven. Wine cooler. Island with breakfast bar area.

### BEDROOM ONE 4.75m x 2.98m (15'7 x 9'9) into bay and wardrobes

uPVC double glazed bay window to front elevation with window seat. Modern upright radiators. Wood laminate flooring. Built in wardrobes.

### BEDROOM TWO 2.87m x 2.44m (9'5 x 8'0)

uPVC double glazed window to front elevation. Radiator. Wood laminate flooring.

### BEDROOM THREE 2.20m x 2.46m (7'3 x 8'1) into wardrobe

uPVC double glazed window to front elevation. Radiator. Wood laminate flooring. Built in wardrobe.

### SHOWER ROOM 2.45m x 1.49m (8'0 x 4'11)

uPVC double glazed window to side elevation. Refitted three piece suite comprising walk in shower cubicle, concealed cistern WC and vanity wash hand basin set within bathroom furniture. Tiled walls. Tiled floor.

### OUTSIDE

### FRONT GARDEN

Largely laid to gravel with mature plants and shrubs to bedding areas. Enclosed by mid level brick wall and feather panelled fencing. Wheelchair accessible gate. Path and ramp to front door. Artificially turfed areas. Gate for rear access.

### REAR GARDEN

Largely laid to paving and gravel with lawned areas. Timber panelled fencing to borders. Path to garage and parking for two cars. Accessed via gated service road to rear.

### GARAGE

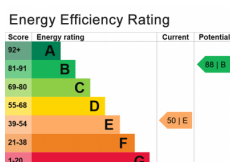
Power and light connected. Security lighting and camera. Timber doors for vehicle access. Personnel door and uPVC double glazed window to side elevation. Positioned within for small office with internet access.

### AGENTS NOTE

Under Section 21 of the Estate Agents Act, we are obliged to inform you that the vendor of this property is related to an employee of Jackson Grundy Estate Agents.

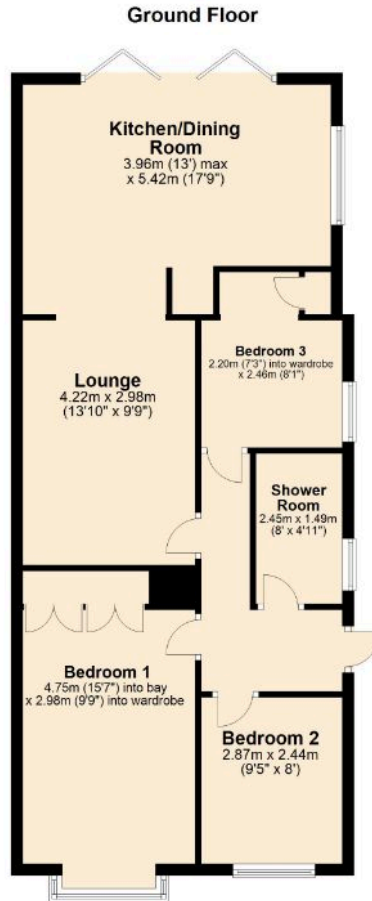
### DRAFT DETAILS

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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## 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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