



**20 Greenfield Road, Spinney Hill, Northampton, NN3 2LH  
£315,000 Freehold**

Jackson Grundy are pleased to offer for sale this extended three bedrooms semi detached family home in one of Spinney Hill's most sought after locations. The home benefits from a ground floor extension to the rear which now offers a generous kitchen and an open plan lounge/dining room. The home also offers a WC and a family room to the ground floor, with three bedrooms to the first floor, two of which are generous doubles, and a three piece family bathroom. Outside boasts a driveway to the front and a double garage to the rear with a further store room incorporated. Available with no upper chain and we recommend calling to view at the earliest opportunity. EPC Rating: TBC. Council Tax Band: C

**Semi Detached Family Home | Ground Floor Extension | Three Bedrooms | Refitted Kitchen |  
No Upper Chain | Driveway & Double Garage**

modern marketing · traditional values

## PORCH

Storm porch to timber leaded and glass stained door and window to hallway.

## HALLWAY

Radiator. Staircase rising to first floor landing. Storage cupboard. Laminate flooring. Doors to:

## WC

uPVC double glazed window to side elevation. Low level WC and wall mounted wash hand basin. Extractor fan. Laminate flooring.

## FAMILY ROOM 4.01m x 3.86m (13'2 x 12'8)

uPVC double glazed bay window to front elevation. Radiator. Laminate flooring.

## LOUNGE/DINING ROOM 7.44m x 3.51m (24'5 x 11'6)

uPVC double glazed windows and doors to garden. Velux skylight window. Two modern upright radiator. Vaulted ceiling to dining room with wooden beams. Walkway to:

## KITCHEN 6.50m x 2.24m (21'4 x 7'4)

uPVC double glazed windows and door to side elevation. uPVC double glazed windows and doors to rear elevation. Velux skylight and timber beams to vaulted ceiling. Refitted with a range of wall and base units with granite work surfaces over. Inset sink and drainer. Refitted cupboard housing has combination boiler. Baumatic Range style cooker with five rings and double oven. Integrated appliances including dishwasher and fridge. Fitted full length storage cupboards. Glass and stainless steel extractor hood over. Space and plumbing for washing machine.

## FIRST FLOOR LANDING

Leaded stained glass window to side elevation. Access to loft space. Doors to:

## BEDROOM ONE 4.14m x 3.89m (13'7 x 12'9)

uPVC double glazed bay window to front elevation. Radiator.

## BEDROOM TWO 4.04m x 3.48m (13'3 x 11'5)

uPVC double glazed bay window to rear elevation. Radiator. Built in wardrobes.

## BEDROOM THREE 2.46m x 2.34m (8'1 x 7'8)

uPVC double glazed bay window to rear elevation. Radiator.

## BATHROOM 2.03m x 1.93m (6'8 x 6'4)

uPVC double glazed windows to front and side elevations. Three piece suite comprising tiled bath with shower over, wall mounted wash hand basin and low level WC. Heated towel rail. Part tiled walls.

## OUTSIDE

### FRONT GARDEN

Gravelled driveway with lawned area and some bedding areas. Timber gate to side for access to rear.

### STORE ROOM 1.96m x 5.33m (6'5 x 17'6)

uPVC double glazed windows to garden. Door to garage.

### DOUBLE GARAGE 5.69m x 5.41m (18'8 x 17'9)

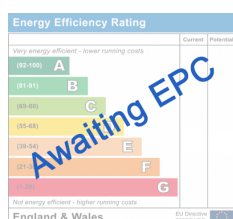
Power and light connected. Electric roller door.

### REAR GARDEN

Lawned rear garden with mature tree and enclosed by timber fencing. Paved area to side. Access to garage.

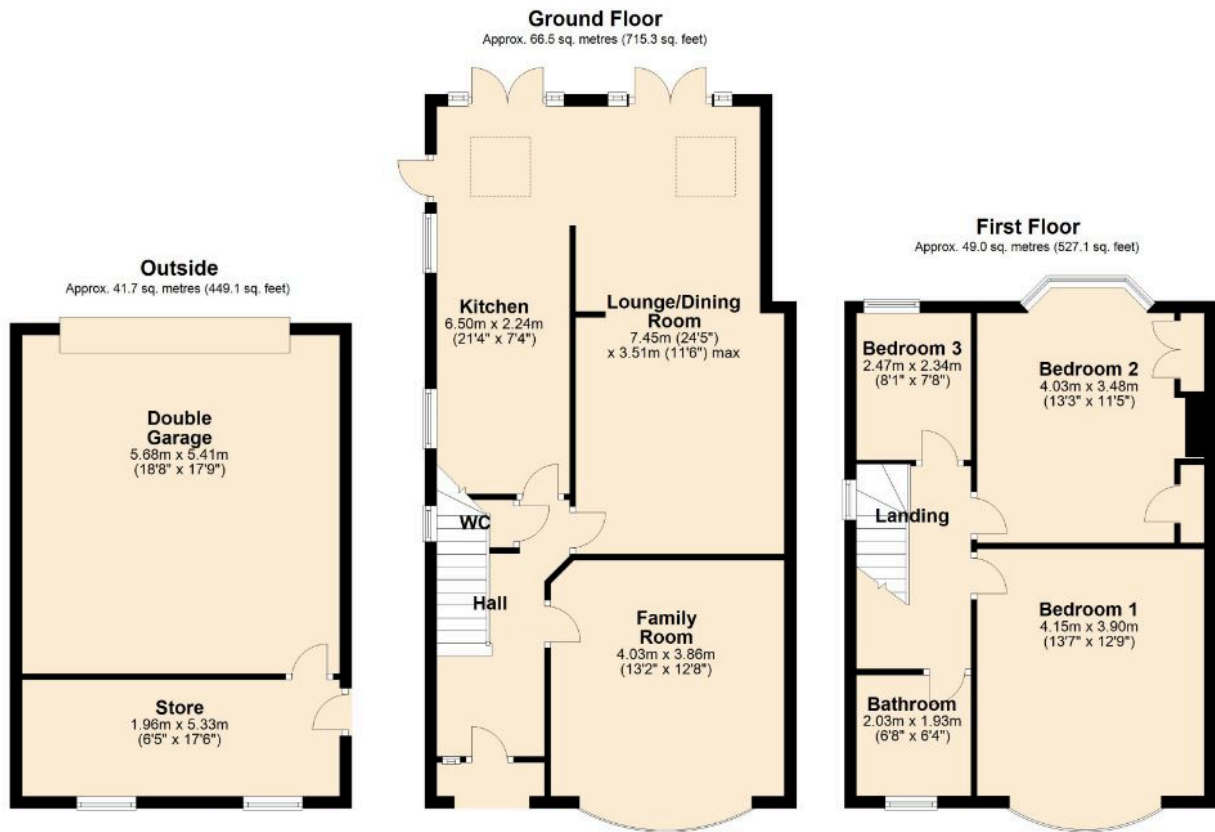
## DRAFT DETAILS

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. 157.1 sq. metres (1691.4 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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