

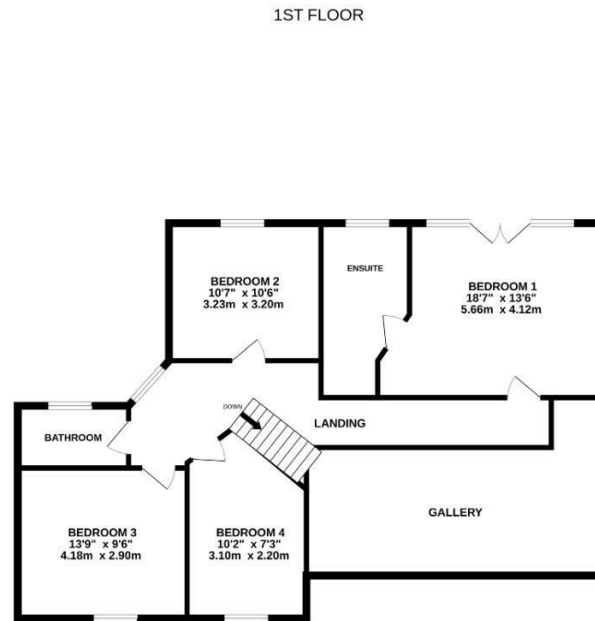
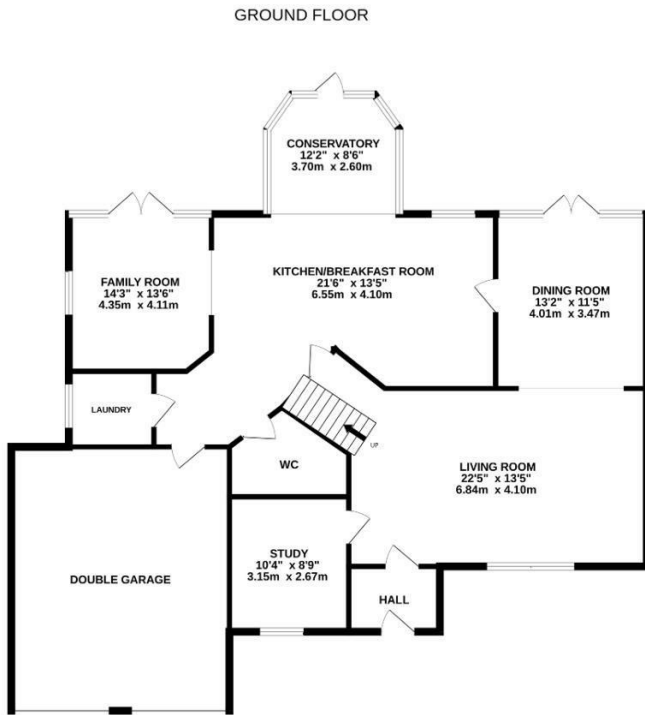


## 13 SPYGLASS HILL NORTHAMPTON, NN4 0US

**£850,000**  
**FREEHOLD**

Stonhills are pleased to offer this stunning individually designed house which has been finished to a high standard and benefits from views over Collingtree Park Golf Course. The accommodation comprises: hall, living room, kitchen/breakfast room, family room, dining room, study, utility room, wc, bedroom one with ensuite, three further bedrooms, bathroom, rear garden, off road parking leading to double garage.

 **stonhills**  
LAND & ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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