



# Blackthorn Close

Spratton, Northamptonshire

oriordanbond  
SALES & LETTINGS





## Blackthorn Close

Spratton  
NN6 8JJ

Offers Over  
£315,000

**This lovely three bedroom detached family home with south facing garden is located in the desirable village of Spratton. The property has gas radiator heating, uPVC double glazing and is connected to all mains services.**

Accommodation comprises entrance hall, open plan living/dining room with sliding patio door to the garden, kitchen, separate utility room and internal access to the garage. To the first floor are two double bedrooms, a single bedroom and three-piece family bathroom with airing cupboard and electric towel warmer. Outside, to the front is a lawned garden with driveway for two cars giving access to an attached single garage. To the rear is an enclosed garden being mainly laid to lawn with patio. (B/871/M)

- Three bedroom detached family home
- Open plan living/dining room
- Kitchen with separate utility room
- Gas radiator heating
- Enclosed south facing rear garden with side access
- Driveway and garage

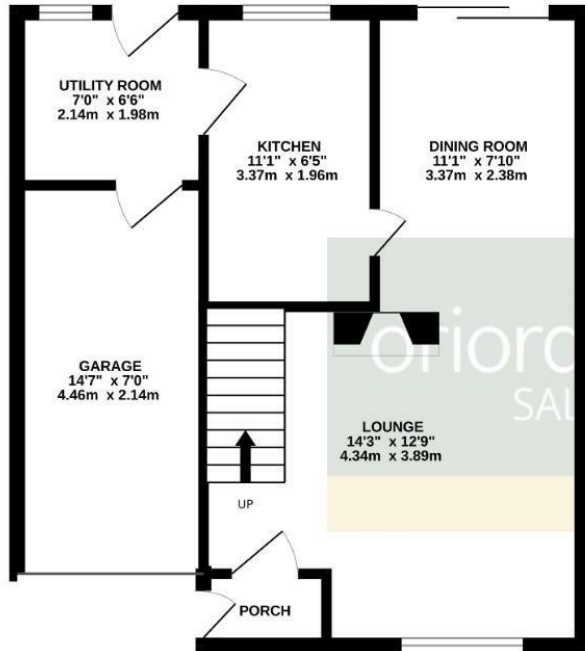




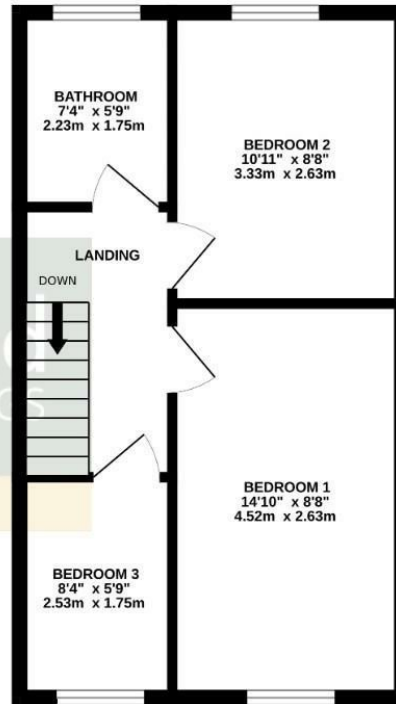




GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

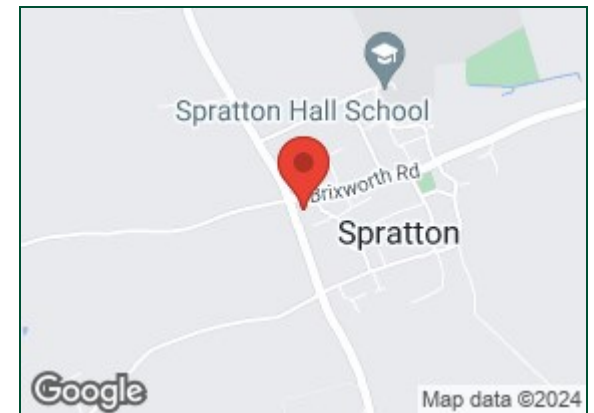


1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

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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**Additional information**

- Council Tax Band: D
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Brixworth Sales**

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