



School Road
Spratton, Northamptonshire

oriordanbond
SALES & LETTINGS





School Road

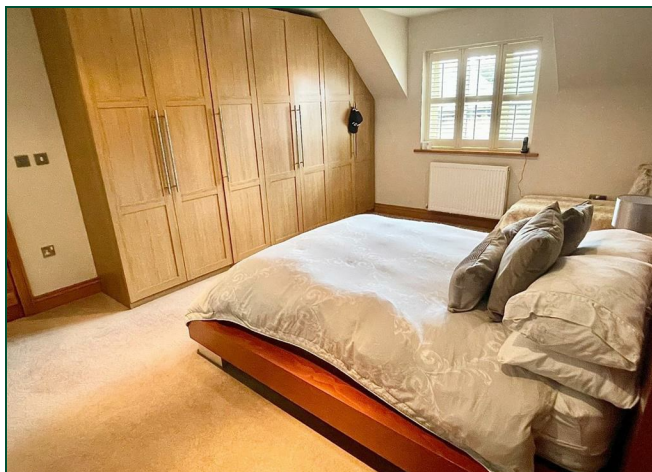
Spratton
NN6 8HY

Guide Price
£650,000

Deceptive in size is this 2323 ft² stone and brick executive property, constructed in 2004, in the heart of the highly regarded village of Spratton. The property has gas radiator heating and benefits under floor heating to the ground floor accommodation and a recently re-fitted high spec kitchen.

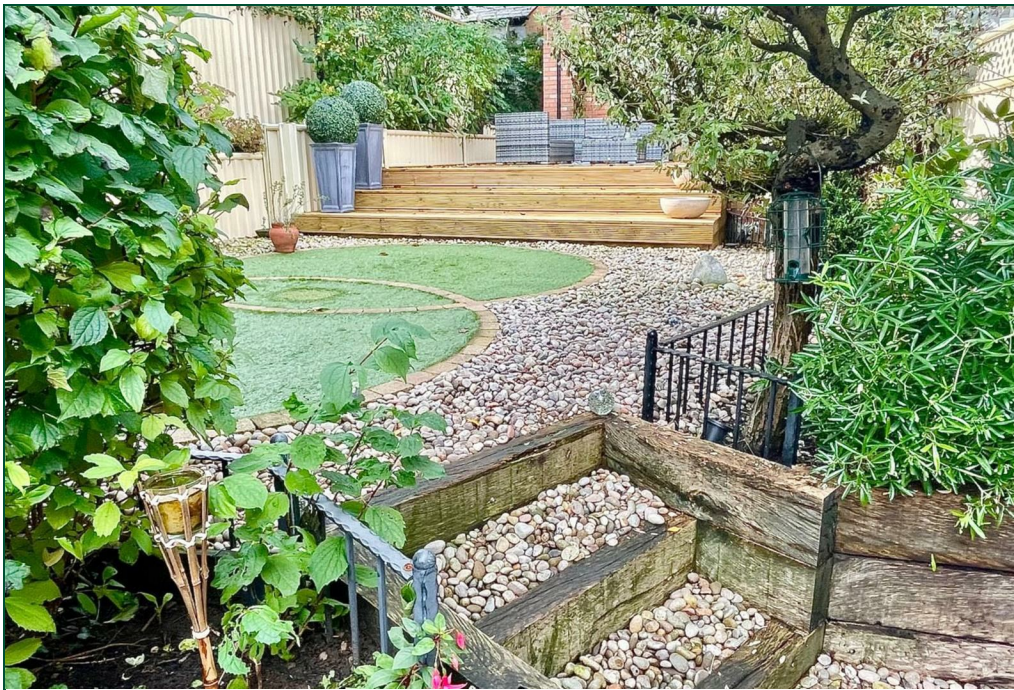
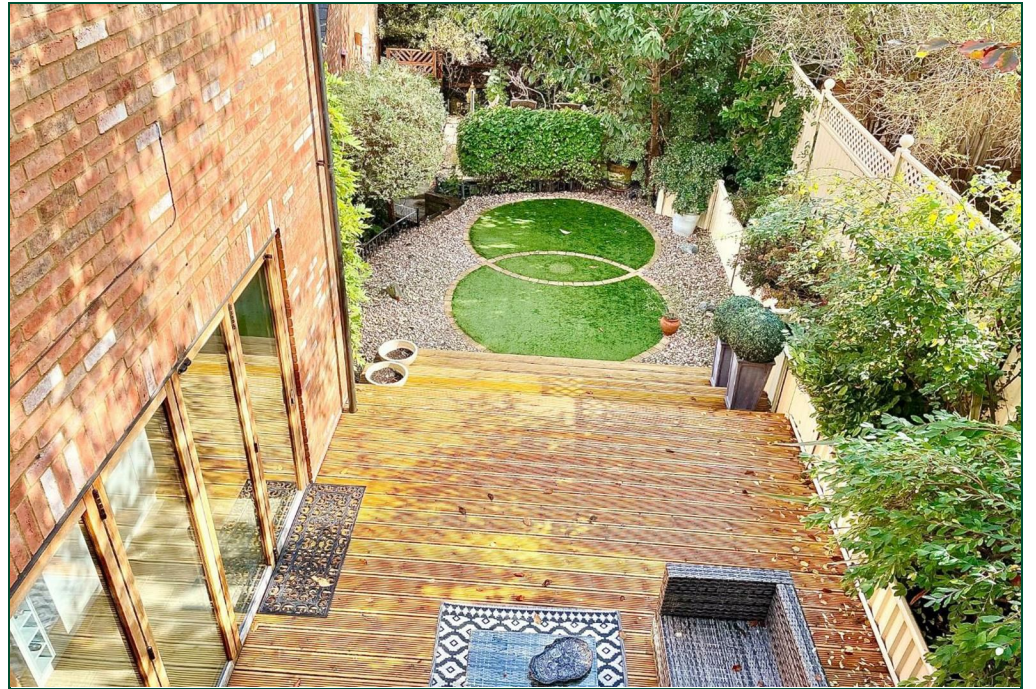
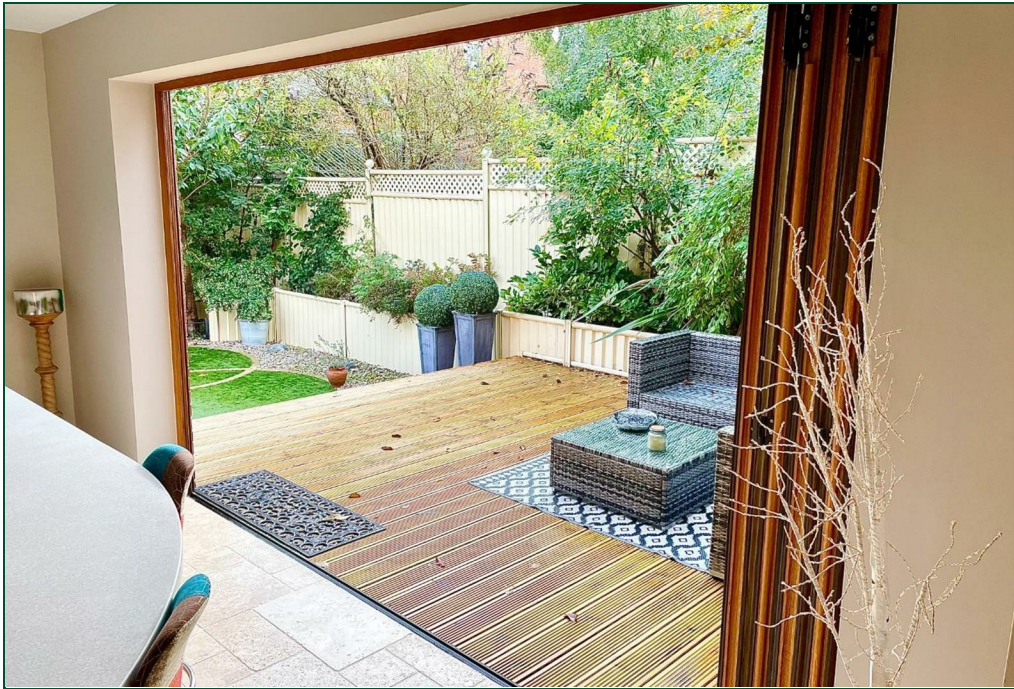
The accommodation comprises reception hall, cloakroom/WC, sitting room with dual aspect, feature fireplace with chimney and French doors onto the garden, a study, semi open plan split level 'wow factor' kitchen/breakfast/dining/family room with bi-fold doors to the rear garden, a utility/boot room with door to the rear drive, split-level first floor landing giving access to the master bedroom with luxury four-piece en-suite, guest bedroom with en-suite, further double bedroom, generous size single bedroom and a four-piece family bathroom. Outside to the front is a small garden enclosed by a stone wall. To the side of the property is a private driveway (shared with the neighbouring property) with secured double vehicular gates giving access to off road parking, double garage with loft conversion and secure pedestrian gate to the rear garden. The fully enclosed, 60ft low maintenance rear garden has been professionally landscaped with decking area to the rear of the property and a further secret terrace garden to the side of the garage. The double garage has an electric vehicular double door and further pedestrian door to the rear garden. A spiral staircase within the garage gives access to a converted loft which is currently being used as a den/office space. (A/2323/M)

- Stone and brick four bedroom executive property
- En-suite to master bedroom
- Separate reception rooms
- Split level 'wow factor' kitchen/breakfast/dining/family room
- 60ft professionally landscaped garden
- Double garage with loft conversion





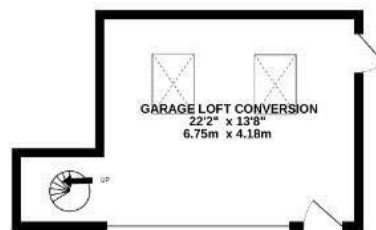








GARAGE - LOFT CONVERSION
259 sq.ft. (23.7 sq.m.) approx.



SQ FTG DOES NOT INCLUDE GARAGE LOFT CONVERSION

TOTAL FLOOR AREA : 2323sq.ft. (215.8 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: E
- 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.

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