



Spinney Rise, Denford Kettering
£525,000 Freehold

**Sharman
Quinney**

Key Features



- Countryside views
- Potential for annexe
- Off road parking
- Double bedrooms throughout
- Corner Plot

The front of the property features a driveway providing off-road parking for several vehicles and a garden with an array of mature trees and shrubs. Upon entrance, there is a spacious double height hallway with a floor-to-ceiling double glazed window and built-in under stairs storage cupboard.

At the end of the hallway there are three rooms and a WC which could be converted into a potential annexe. The current owner uses the reception room as a family room with a utility area. The other two rooms are being utilised as an additional bedroom/snug and a home study. There is also a WC and back doors which lead into the rear garden.

On the first floor, there are three further bedrooms and a family bathroom. Bedroom 1 is a generous



sized double bedroom with fitted wardrobes and an ensuite complete with a four piece suite including a walk-in shower and separate bath. Bedroom 2 is another double sized bedroom with French doors into the rear garden. Bedroom 3 has a parting wall with an archway separating a good sized double room apart from a dressing room with the potential to create an extra bedroom. The family bathroom is complete with a four piece suite including a waterfall shower and Jacuzzi corner bath.

On the second floor, there is a magnificent living-dining room with surrounding countryside views and a cast-iron log burner. In the kitchen, there are plenty of cupboards for storage, integral appliances and French doors which open onto a balcony overlooking the rear garden and countryside beyond.

Outside, the rear garden features a split-level garden having an immediate slab paved patio to the side with raised slabs to an entertaining patio area. The remainder of the garden is laid to lawn with shaped borders having an abundance of mature shrubs and trees and bushes with maturing fruit trees. The garden is elevated, therefore not overlooked, and enjoys spectacular views with a sunny aspect.

Measurements

Family Room - 5.5m x 3.2m (18' 0" x 10' 5")



Utility - 1.8m x 2.9m (5' 9" x 9' 5")
Bedroom 4 - 3m x 2.3m (9' 8" x 7' 5")
Study - 2.4m x 2.3m (7' 9" x 7' 5")
WC

Master Bedroom - 4.6m x 3.1m (15' 1" x 10' 2")
Ensuite
Bedroom 2 - 3m x 3.5m (9' 8" x 11' 5")
Bedroom 3 - 2.5m x 2.9m (8' 2" x 9' 5")
Dressing Room - 2.2m x 2.5m (7' 2" x 8' 2")
Family Bathroom

Living Room - 6.4m x 3.6m (21' 0" x 11' 8")
Dining Area - 3.5m x 3m (11' 5" x 9' 8")
Kitchen - 3.9m x 3m (12' 8" x 9' 8")

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