26 Knuston Spinney | Knuston | NN29 7ES

Matthew Nicholas

Offers In Excess Of £425,000

A superbly located mature semi-detached house tucked away on a private road backing onto open farmland. Having been thoughtfully upgraded by the current owner, the property boasts a gas fired radiator heating system, PVCu double glazing, a well fitted kitchen and bathroom, along with a large garden room to the rear. A generous entrance hall allows access to a guest WC, through sitting/dining room with doors to the garden room. A kitchen/breakfast room and utility complete the ground floor. The first floor landing leads to three well proportioned double bedrooms, a study and a generous four piece bathroom. A driveway, garage and well tended southerly facing gardens are also provided.

- Well maintained and presented
- Southwest rear garden overlooking open countryside
- Study and garden room
- Sought after private road behind a small spinney
- Garage and driveway for multiple cars
- Scope for further personalisation (stc)

Storm porch covering a PVCu part glazed door leading into

Entrance Hall
Radiator, stairs to first floor, picture rail, doors to kitchen and guest WC, double oak doors leading into

Sitting Room
11'10" x 14'2" (3.61 x 4.34)
Bay window to front, radiator, feature gas fire, picture rail, wall lights, full width opening into

Dining Room
10'0" x 14'6" (3.05 x 4.42)
Radiator, picture rail, wall lights, sliding doors into

Garden Room
18'1" x 13'1" (5.52 x 4.01)
Of brick and PVC construction with solid roof, electric radiator, double and single doors to rear garden, oak glazed door to utility room.

Kitchen
14'10" x 10'7" (4.53 x 3.25)
Fitted with a range of base and eye level units with quartz effect rolled edge worksurface above, twin sink and drainer in stainless steel finish with mixer tap above, mid level oven, gas burner with extractor above, space and plumbing for dishwasher, space for breakfast table, radiator, windows to rear and side, sliding door leading into

Utility Room
5'5" x 6'8" (1.67 x 2.04)
Base and eye level units to match kitchen, inset single stainless steel sink and drainer with mixer tap above, space and plumbing for washing machine, space for tumble dryer, vertical radiator, window to rear.

Guest WC
Fitted with a two piece suite comprising a low level WC and hand wash basin recessed in vanity unit, tiling to half height, towel warming radiator, obscured glazed window to side.

First Floor Landing
Window to side, radiator, loft access hatch, doors to all first floor rooms.

Bedroom One
11'6" x 12'8" (3.53 x 3.88)
Window to front, radiator, built in wardrobes and furniture.

Bedroom Two
11'3" x 14'2" (3.44 x 4.33)
Window to rear, radiator, picture rail, built in wardrobes.

Bedroom Three
14'6" x 8'0" (4.42 x 2.46)
Window to front, radiator, picture rail.

Bathroom
8'5" x 10'8" (2.59 x 3.27)
Four piece suite comprising a low level WC, hand wash basin recessed in vanity unit, bath with matching side panel and traditional style mixer tap with shower hose attachment, glazed shower cubicle with electric shower, tiling to all splash areas, towel warming radiator, expelair, obscured glazed window to rear.

Study
5'10" x 7'3" (1.78 x 2.22)
Window to side, radiator.

Outside
The property is approached via a private road which in turn leads to a large driveway area offering off road parking for several vehicles,. A side path is laid to slabs and extends to the rear garden. The remainder of the front is laid to lawn with areas of planting and is enclosed with a combination of panel and picket fencing. EV charger.

Garage
8'5" x 15'6" (2.59 x 4.74)
Fitted with a power operated up and over door, power and light connected, pedestrian door to side pathway.

Rear Garden
Immediately abutting the rear of the property is a paved patio area, the remainder of garden is predominantly laid to lawn with areas of mature planting and trees, shed and greenhouse, outside sockets and tap, side access to garage and front garden area. The whole is enclosed with timber fencing and is south westerly in aspect overlooking open farmland.

Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

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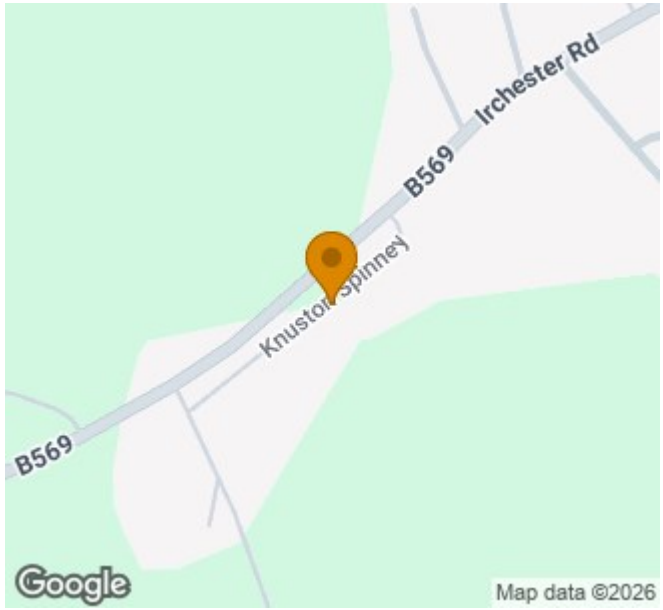
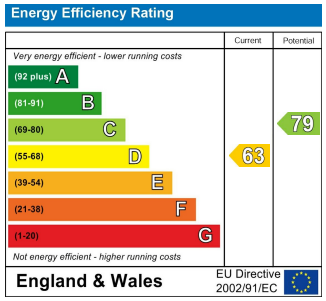
Further Information

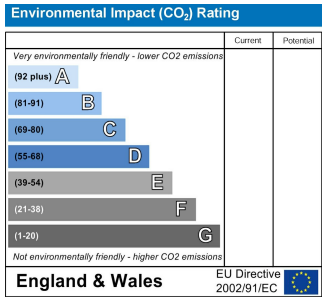


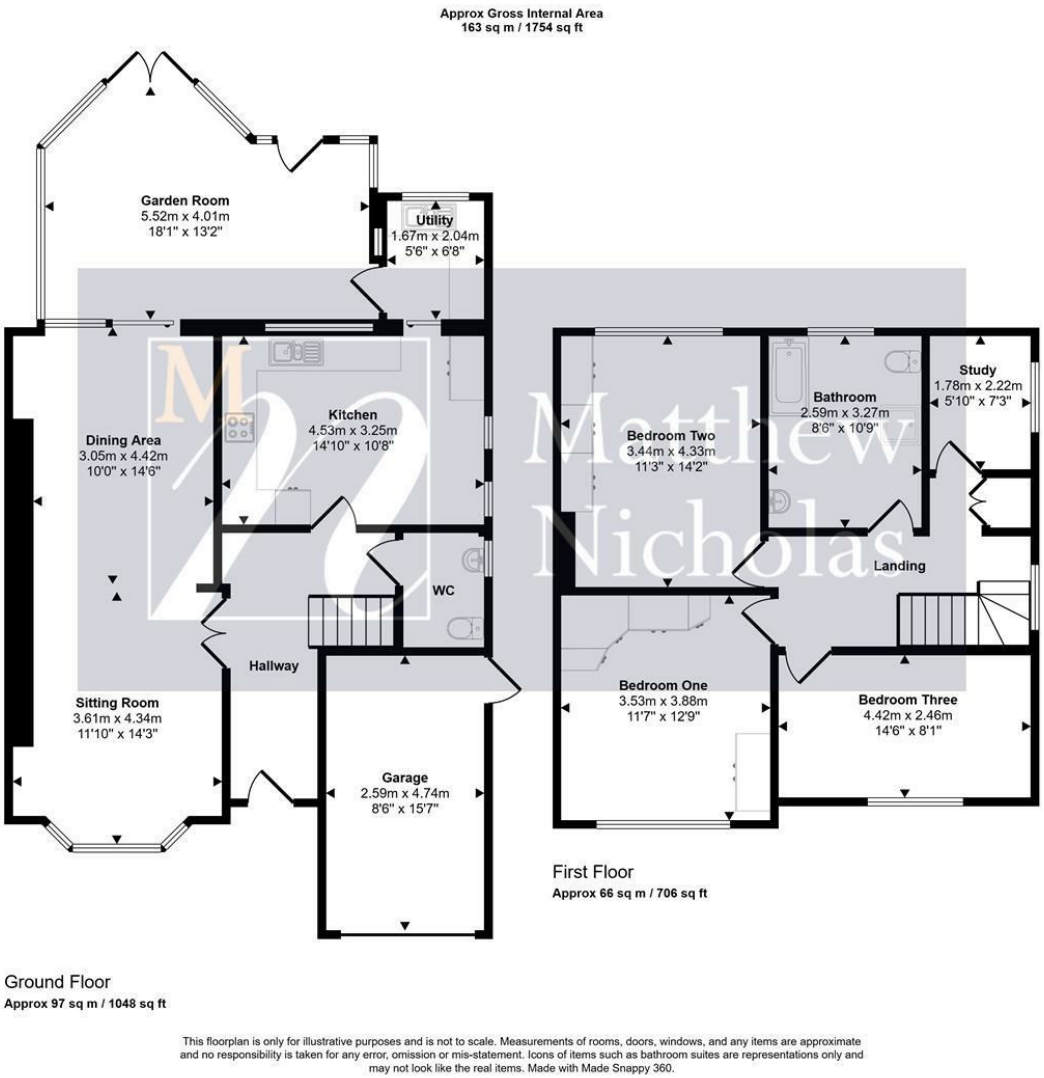
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1754.00 sq ft







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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