



Connells

Reedway
Northampton



Property Description

Upon entering, you are greeted by an inviting Porch leading into a spacious Reception Hall. The heart of the home features a bright and airy Lounge. Adjacent to this, you'll discover a Kitchen, equipped with contemporary fittings and storage. Further enhancing the living space is a Sun Room, offering an additional versatile area that can be enjoyed all year round. Offering two well-proportioned Bedrooms. These are complemented by a well-appointed Bathroom. Reedway benefits from an attractive Front Garden enhancing its curb appeal. To the rear, you will find a generous and private Rear Garden, perfect for outdoor dining, gardening, or simply unwinding in the sunshine.

Spinney Hill is a vibrant and highly convenient location, just three miles from Northampton Town Centre. Residents benefit from an array of local amenities including various shops, traditional pubs, and a selection of restaurants. For your everyday needs, a Morrisons supermarket and McDonald's are easily accessible. Kinsley Park is also within walking distance, offering additional shops, pubs, restaurants, and supermarkets. For leisure and recreation, the beautiful Abington Park, with its serene lakes, aviaries, and museum, is approximately one mile away, providing a picturesque escape for leisurely walks and family outings.

Entrance Hall

Enter via wooden door to the side aspect. Access to loft space. Wall mounted radiator.

Study

Fuse board.

Lounge

14' 2" x 9' 11" (4.32m x 3.02m)

Double glazed bay window to the front aspect. Wall mounted radiator. Chimney breast.

Kitchen

8' 4" x 7' 6" (2.54m x 2.29m)

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Combi boiler. Space for washing machine. Wall mounted radiator. Double glazed window to the side and rear aspects.

Conservatory

9' 6" x 7' 9" (2.90m x 2.36m)

UPVC double glazed construction.

Bedroom One

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to the rear aspect. Wall mounted radiator. Built in wardrobe.

Bedroom Two

10' 3" x 7' 8" (3.12m x 2.34m)

Double glazed bay window to the front aspect. Built in wardrobe. Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

Outside

Front Garden

Gravelled front.

Rear Garden

Laid to lawn. Patio. Enclosed by fencing.

Parking

On street parking.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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6 Wood Hill
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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