



19 Spinney Hill Crescent | Spinney Hill | NN3 6DL



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## Offers In The Region Of £245,000

Offered to the market with no chain is this mature extended two bedroom semi detached bungalow with an attractive south west facing garden located in this well regarded residential area. The property boasts PVCu double glazing and gas fired central heating with a delightful dining/garden room with vaulted roof added to the rear. In brief the property comprises a hallway, sitting room, dining/garden room, kitchen, two double bedrooms and a bathroom. Excellent value for money and offering scope for further improvement or extension (stc) Viewing is advised.

- Extended mature semi-detached bungalow
- Private rear garden and driveway
- Scope for further enhancement
- No onward chain
- Gas fired radiator heating system
- PVCu double glazing



## **Porch**

Timber door with glazing leading into

## **Entrance Hall**

Radiator, built in cupboard, loft access hatch, doors to most principal rooms.

## **Sitting Room**

Windows to front and side, radiators, feature gas fire with wooden surround and quartz effect hearth, pendant light, coving.

## **Kitchen**

Fitted with a range of base and eye level units in a white matte finish, quartz effect worksurfaces above, built in over with induction hob above and extractor. Inset one and half sink and drainer with stainless steel mixer tap above, space for washing machine, space for under counter fridge and freezer, window to side, opening into

## **Dining/Garden Room**

Windows to both side aspects, skylights, radiator, exposed wood flooring, patio doors to garden.

## **Bedroom One**

Window to front, radiator.

## **Bedroom Two**

Window to rear, radiator.

## **Bathroom**

Fitted with a low level WC, hand wash basin, fitted bath with shower above, tiling to all splash areas, radiator, towel rail, obscured glazing to rear.

## **Outside**

The property sits behind an area of block paving which is retained by low level

walling. To the front and side is a driveway of further block paving providing off road parking for multiple vehicles. Access to the rear garden can be found at the end of the driveway behind a wooden gate.

## **Rear Garden**

Immediately abutting the rear of the property is a block paved patio area, this extends across the width of the property and up the side to the front boundary. The remainder of garden is tiered above predominantly laid to lawn with various areas of mature shrubs and planting. Two pathways lead to the rear boundary and a shed. The whole is south-west facing and is enclosed by a combination of fencing and planting.

## **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.

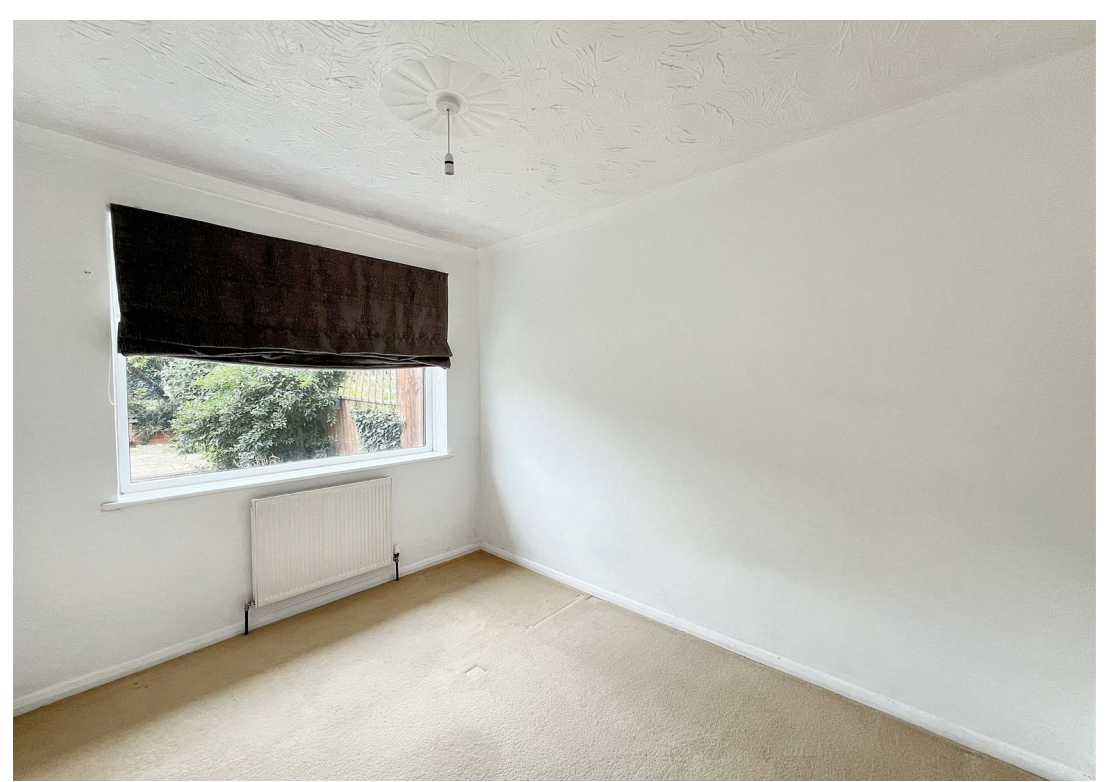
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

AGENTS NOTE: Under the Estate Agents Act 1979, Matthew Nicholas declares that the owner of this property is an employee of the firm.



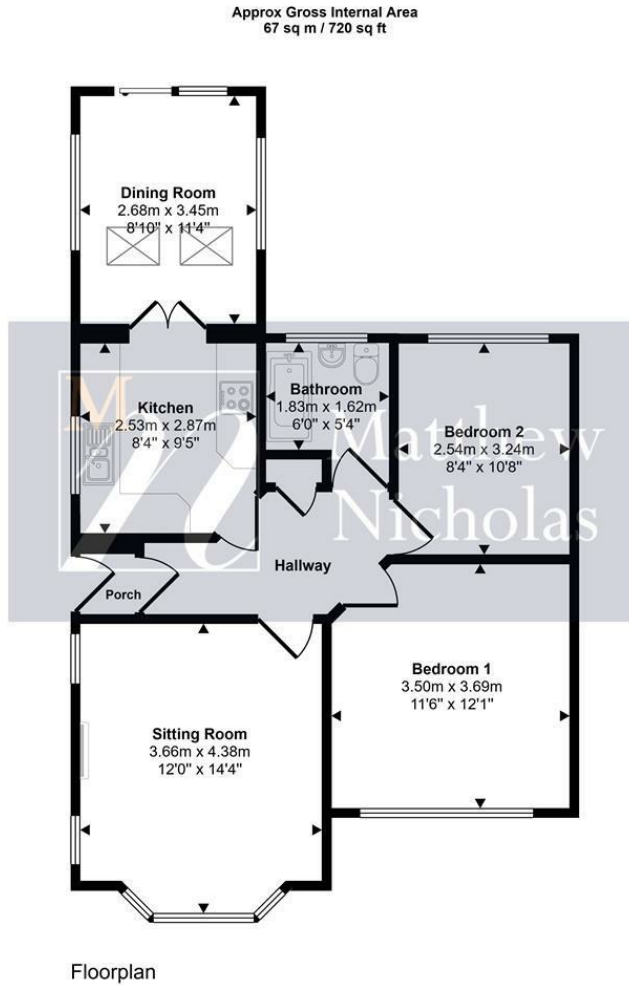








# Further Information



Floorplan

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.

Local Authority: West Northamptonshire Council  
 Tax Band: C  
 Floor Area: 720.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>85</b>
	<b>60</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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