



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

# Spinney Hill, Braunston, Daventry, NN11 7JF

£329,950

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\*\*\* A BRAUNSTON BEAUTY \*\*\* is this charming semi detached home, set upon a corner plot and located on the periphery of the Village and affording view across open countryside. This warm and inviting home has been much improved by the current owners, with a fabulous Kitchen/Diner with it's solid wooden work tops, ceramic sink and rose gold fittings. Further benefits include a delightful living room with open fire, which opens through to the conservatory. With a refitted oil fired boiler, utility space, ground floor toilet and garden space wrapping the the side and rear, plus driveway to the front, this home is a perfect village family home, maybe even first time buy. Also, subject to the relevant planning permissions, there is plenty of space to add to it ! EPC E. C/Tax Band B.

### Entrance Hall

Entrance via obscured double glazed uPVC entrance door into hallway. Hallway with tiled flooring, stairs to first floor landing, doorway through to kitchen/diner and door through to living room.

### Kitchen/Diner - 5.16m x 3.86m (16'11" x 12'8")

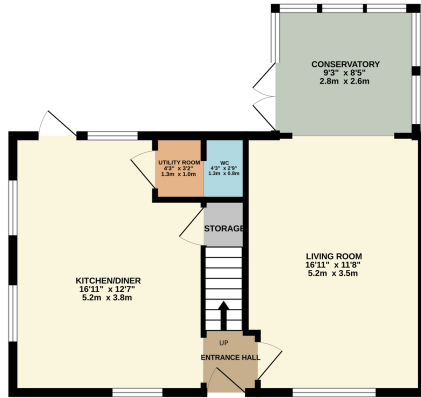
With wood effect vinyl flooring throughout, cast-iron radiator, kitchen with a range of base and wall mounted units with solid wooden work surfaces. Ceramic one and a half sink inset and with rose gold mixer tap over. Built-in appliances to include double oven, dishwasher and freezer. Further space for fridge freezer and under counter space for washing machine. Dining area, uPVC double glazed windows to both front, side (countryside views) and rear aspects and further uPVC double glazed door leading to rear garden. Doors understairs storage cupboard and door to utility space.

### Utility Room - 1.32m x 0.97m (4'4" x 3'2")

Utility area with space and plumbing for washing machine and dryer, stainless steel sink with mixer tap over, doorway through to ground floor cloakroom with low flush toilet and wood effect vinyl flooring.

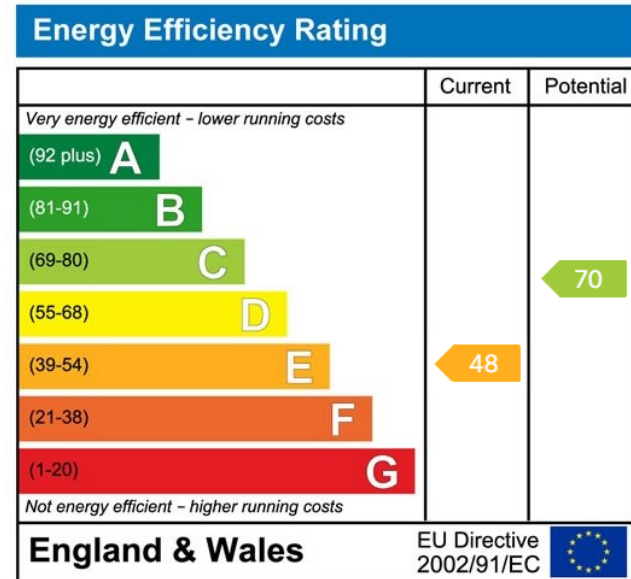
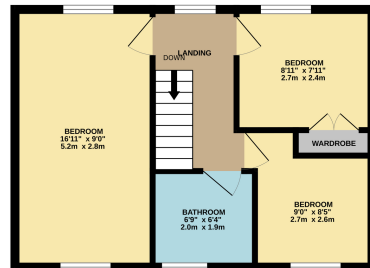


GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



- Semi Detached Home
- Three Bedrooms
- Kitchen/Diner with Countryside Views
- Living Room with open fire
- Conservatory
- First Floor Bathroom
- Ground Floor Cloakroom & Utility Space
- Corner Plot with Side & Rear Gardens
- Driveway
- EPC E. C/Tax Band B

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



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