

**9 Glebelands  
Spratton  
NORTHAMPTON  
NN6 8JG**

**£280,000**



- WELL PRESENTED
- SOUGHT AFTER VILLAGE
- THREE BEDROOMS
- LARGE REAR GARDEN

- OPEN PLAN LIVING
- CUL DE SAC LOCATION
- REFITTED SHOWER ROOM
- ENERGY EFFICIENCY RATING: TBC

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This well presented three bedroom semi detached home offers deceptively spacious and versatile accommodation, ideally suited to first time buyers and families. Located in the highly desirable village of Spratton, the property benefits from a peaceful setting with excellent local amenities, schooling and strong transport links to Northampton and surrounding areas.

The property enjoys a modern open plan layout with a bright lounge leading through to a contemporary kitchen/diner and further into a versatile garden room overlooking the rear garden. To the first floor are three well proportioned bedrooms and a modern family shower room.

Externally, there is a front garden and a driveway providing off road parking with access to the garage. The rear garden is a particular feature, being generously sized, fully enclosed and offering a high degree of privacy, with a well maintained lawn and seating areas ideal for outdoor entertaining.

Additional benefits include gas radiator heating and double glazing throughout.

An internal inspection is highly recommended to fully appreciate this attractive family home in one of the area's most sought after villages.

## **Ground Floor**

### **Entrance Hall**

Upvc entrance door leading into hallway with tiled flooring, radiator and access to main living accommodation.

### **Living Room**

15'8" x 13'5" max (4.8m x 4.1m max)

Bright front facing room with Upvc double glazed window, stairs rising to first floor and open plan access into kitchen.

### **Kitchen/Diner**

15'8" x 10'9" (4.78m x 3.28m)

Fitted with a range of white base and wall units, roll top work surfaces and breakfast bar. Includes Bosch electric oven and hob, integrated fridge freezer. Open plan to lounge and garden room, with radiator and door to rear garden.

### **Garden room**

11'10" x 8'8" (3.61m x 2.66m)

Versatile additional reception space with Upvc double glazed windows and doors opening onto the rear garden. Radiator, suitable for year-round use.

## **First Floor**

### **Landing**

Access to all bedrooms and bathroom. Storage cupboard housing modern combination boiler, loft hatch and side aspect window.

### **Bedroom One**

15'3" x 9'2" (4.67m x 2.81m)

Good sized double bedroom with Upvc double glazed window to front aspect and radiator.

**Bedroom Two**

12'7" x 9'1" (3.84m x 2.78m)

Good sized double bedroom with Upvc double glazed window to front aspect and radiator.

**Bedroom Three**

8'7" x 6'2" (2.62m x 1.9m)

Single bedroom with front aspect window, ideal as study, nursery or dressing room. Radiator.

**Bathroom**

Modern white suite comprising shower cubicle, low level WC and wash hand basin in vanity unit. Heated towel rail and Upvc double glazed window.

**Externally****Front Garden**

Open plan garden laid to lawn with driveway to the side providing off road parking and access to;

**Garage**

Attached single garage with doors to both front and rear.

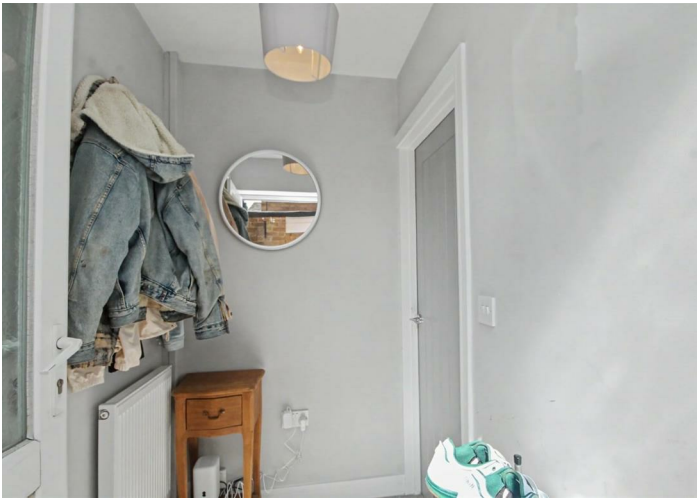
**Rear Garden**

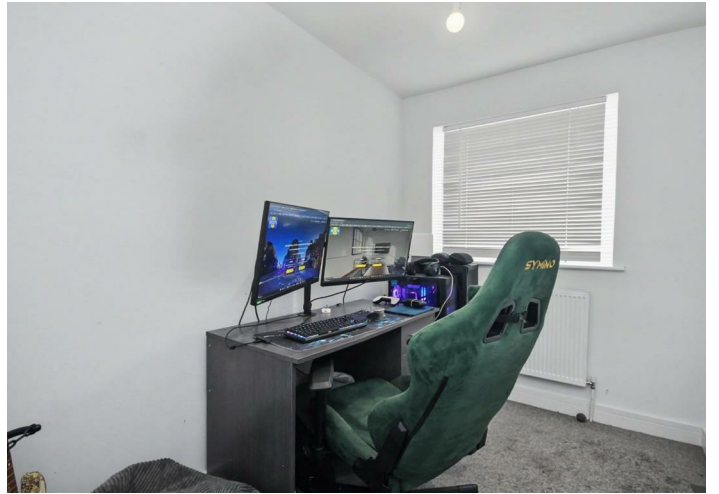
Generous sized rear garden that is fully enclosed and laid mainly to lawn, with an extensive patio area. The garden affords a considerable degree of privacy.

**Agents Notes**

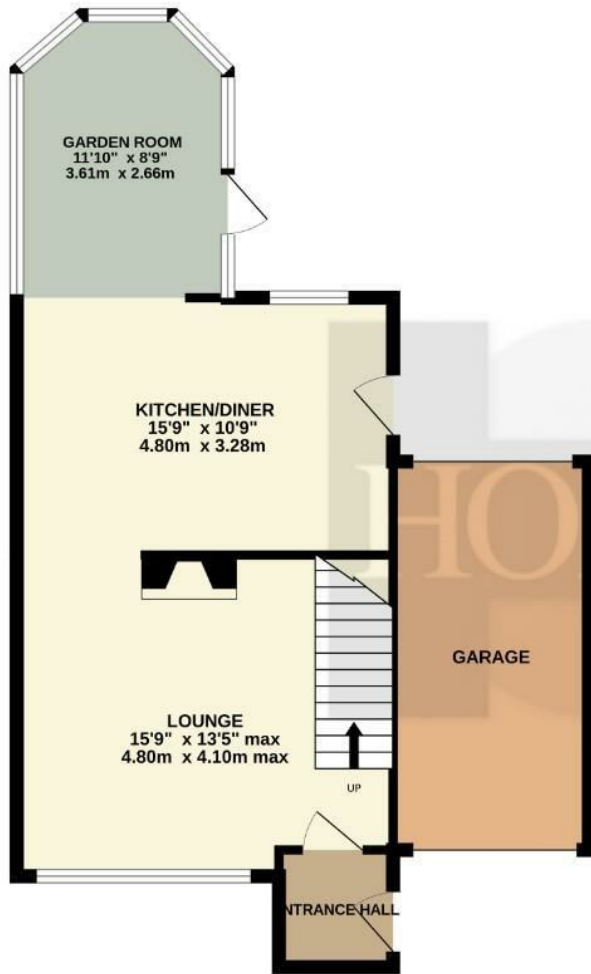
West Northamptonshire Council

Council Tax Band: B

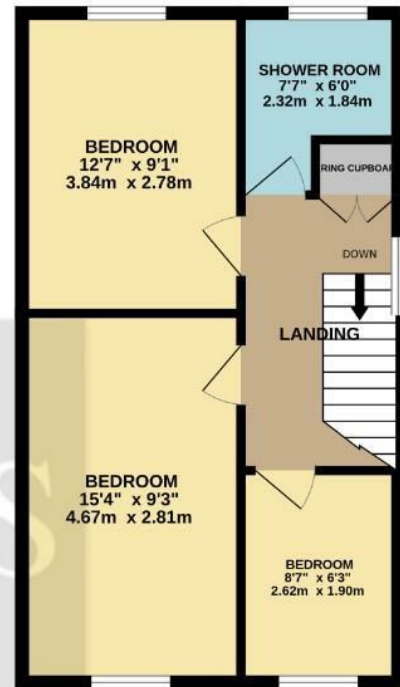




GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.