

**5 The Piece  
Spratton  
NORTHAMPTON  
NN6 8JL**

**£300,000**



- **DOUBLE WIDTH PLOT**
- **TWO GARAGES**
- **CUL DE SAC LOCATION**
- **GREAT POTENTIAL**

- **SOUGHT AFTER VILLAGE**
- **THREE BEDROOMS**
- **PRIVATE GARDENS**
- **ENERGY PERFORMANCE CERTIFICATE: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered for sale is this extended three bedroom semi detached home, featuring two garages and ample off road parking, set on a generous double width plot within a peaceful cul-de-sac in the highly sought after village of Spratton.

The accommodation comprises an entrance hall, a spacious lounge, and a dining area with access to the large, private rear garden. The kitchen and utility room include a convenient walk-in pantry. To the first floor, there are three well proportioned bedrooms and a recently refitted shower room. The west facing, double width rear garden offers considerable privacy.

Additional benefits include gas radiator central heating and double glazing throughout.

## **Ground Floor**

### **Entrance Hall**

Accessed via a side entrance door, providing access to the lounge.

### **Lounge**

15'9" max x 15'6" (4.81m max x 4.73m)

A bright and spacious room with a window to the front aspect incorporating a window seat with storage beneath. Features include a multi-fuel closed fire set within a fireplace, two radiators, stairs rising to the first floor, two wall light points, and an archway opening to the dining area.

### **Dining Area**

12'0" x 8'2" (3.66m x 2.51m)

With sliding patio doors leading directly onto the private rear garden, radiator, and door to the kitchen.

### **Kitchen**

12'0" x 6'11" (3.66m x 2.12m)

Fitted with base units and work surfaces, incorporating a stainless steel sink unit with window overlooking the rear garden.

### **Utility**

10'11" x 6'0" (3.35m x 1.83m)

With window to the rear, base unit with work surface over, radiator, and access to a generous walk-in pantry. Door to the rear garden and connecting door into the first garage.

## **First Floor**

### **Landing**

Window to the side aspect, storage cupboard, and access to all bedrooms and shower room.

### **Bedroom One**

15'3" x 9'1" (4.66m x 2.77m)

A spacious double bedroom with front aspect window, radiator, and fitted wardrobes.

### **Bedroom Two**

12'7" x 9'1" (3.86m x 2.77m)

Double bedroom with rear aspect window and radiator.

### **Bedroom Three**

12'1" max x 6'3" (3.7m max x 1.92m)

Front aspect window, radiator, and fitted L-shaped storage cupboard.

**Shower Room**

7'10" max x 6'3" (2.4m max x 1.92m)

Recently refitted with a modern white suite comprising low-level WC and wash hand basin set into vanity unit with tiled splashbacks, fully tiled quadrant shower cubicle with glass sliding doors, and chrome heated towel rail. Window to the rear aspect.

**Externally****Front Garden**

Open plan lawned frontage with mature shrubs, driveway providing ample off road parking, and access to both garages.

**Garages**

16'5" x 7'11" x 21'6" x 7'11" (5.01m x 2.42m x 6.56m x 2.42m)

Two garages, each with up-and-over doors, power and light connected.

**Rear Garden**

A delightful double width, west-facing garden offering a high degree of privacy. Laid mainly to lawn with well stocked flower and shrub borders, plus a seating area ideal for outdoor entertaining.

**Agents Notes**

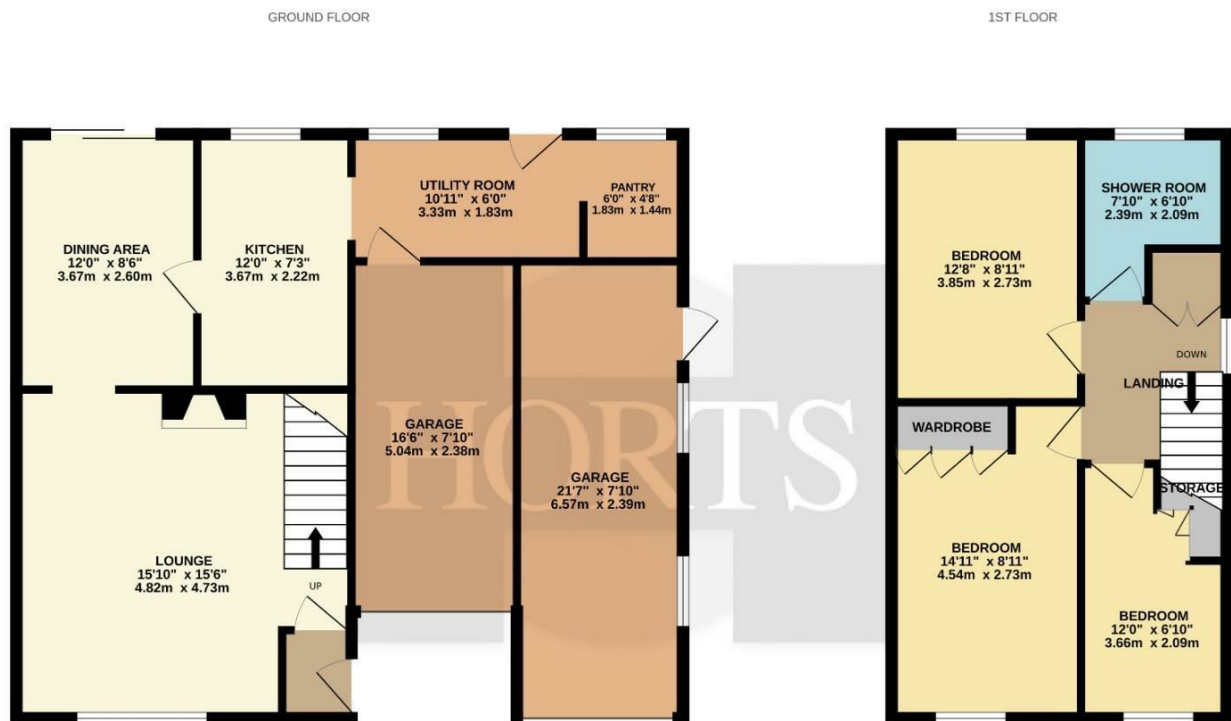
West Northamptonshire Council

Council Tax Band: C



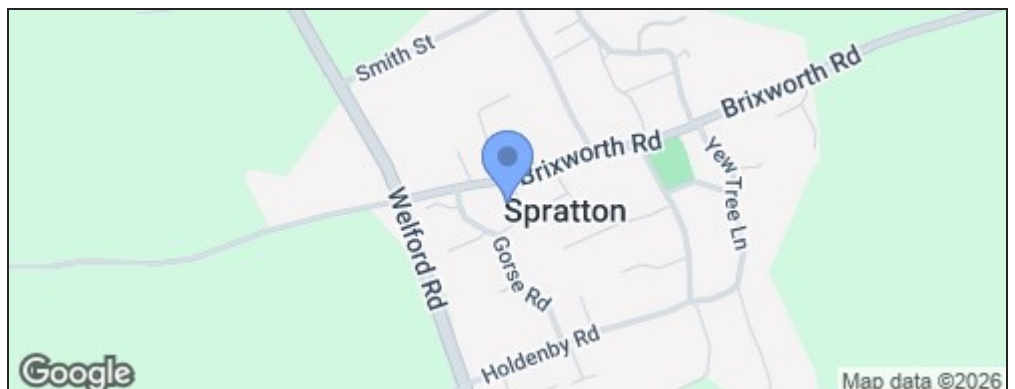






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</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>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 firm's employment has the authority to make or give any representation or warranty in respect of the property.