



# Attlee Close

Spinney Hill, Northampton

oriordanbond  
SALES & LETTINGS



## Attlee Close

Spinney Hill  
NN3 6FF

Guide Price  
£335,000

Offered for sale is this three bedroom detached family home, situated in this quiet private location, close to plenty of amenities and good local schooling. The property is presented in good condition throughout.

Accommodation comprises entrance hall, spacious sitting room, dining room with French doors to garden and a fitted kitchen with built-in cooking appliances. To the first floor are three bedrooms with en-suite to the master and a three-piece family bathroom. Outside is a block paved driveway to the front with a large driveway to the side providing further off road parking leading to a detached garage. To the rear is a southerly facing and enclosed private garden with patio for entertaining. Further benefits include uPVC double glazing and gas radiator heating with recently installed combination boiler. (A/901/M)

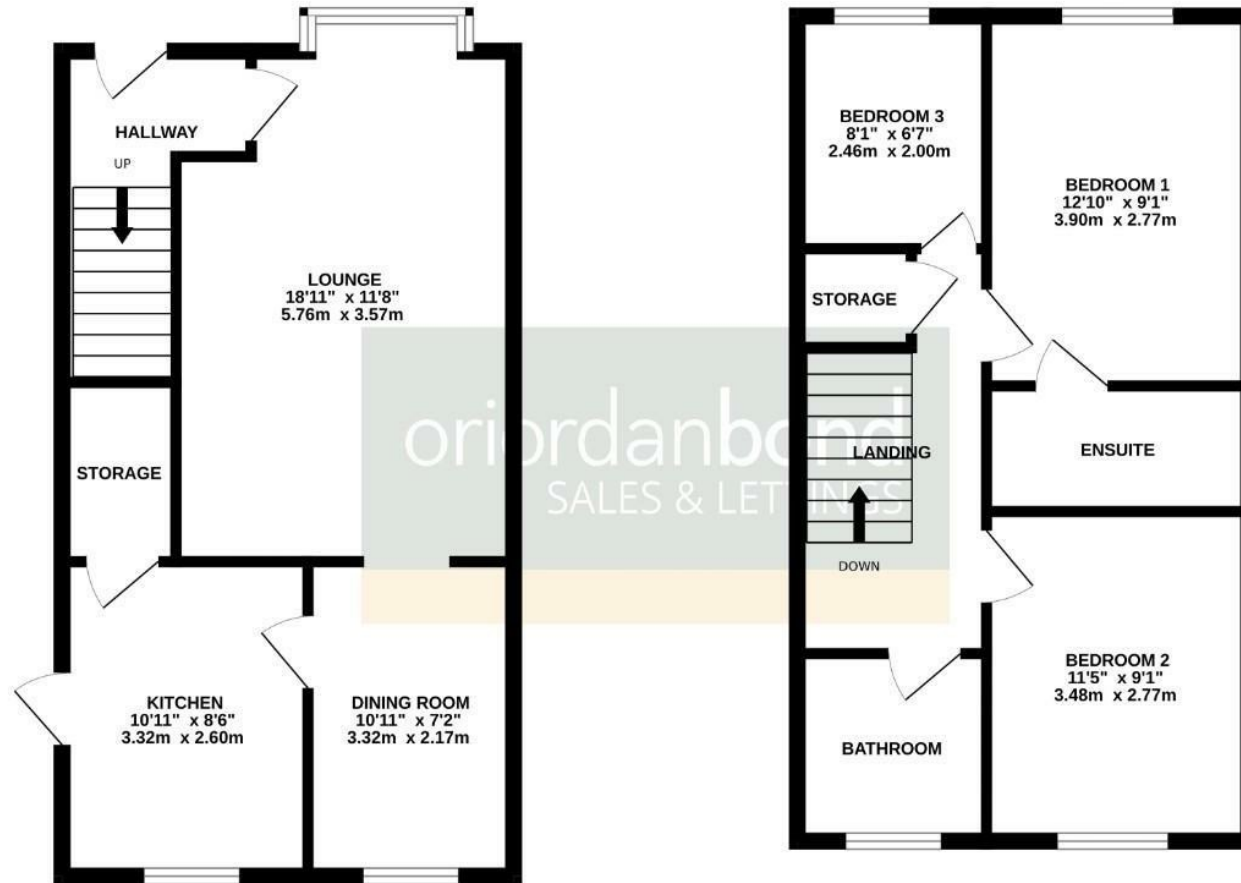
- Three bedroom detached family home
- En-suite to master bedroom
- Two reception rooms
- Gas radiator heating
- Enclosed south facing rear garden
- Ample off road parking and detached garage





GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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**Additional information**

- Council Tax Band: D
- Energy Efficiency Rating: D

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Parklands Sales**

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