

**SERVICES**

Main drainage, gas, water and electricity are connected.

**COUNCIL TAX**

West Northamptonshire Council - Band D

**LOCAL AMENITIES**

Convenient for access to Morrisons Supermarket and Bradlaugh Fields. Northampton Racecourse is approximately one mile distant where there are hard and lawned tennis courts, bowling greens and Restaurant. Local schooling is at Parklands Primary School in Spinney Hill Way and secondary education at Thomas Becket RC Upper School on the Kettering Road North and Northampton School for Girls in Spinney Hill Road.

**HOW TO GET THERE**

From Northampton town centre proceed along the A5123 Kettering Road in a northerly direction and upon entering

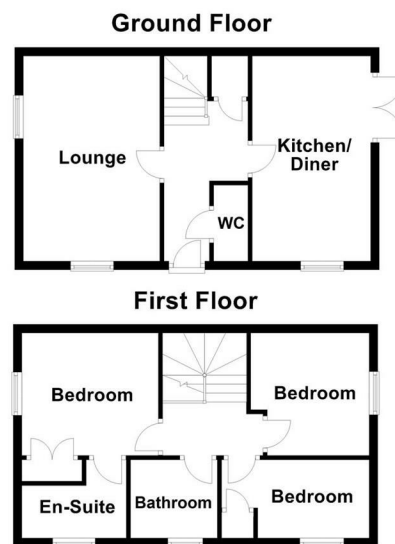
the Spinney Hill area on the Kettering Road turn right at the Parklands shopping parade into Manderville Close and follow Manderville Close around bear to the left where the property can be found on the right hand side.

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**DOIMB331032026/0341**



Not to scale. For illustrative purposes only

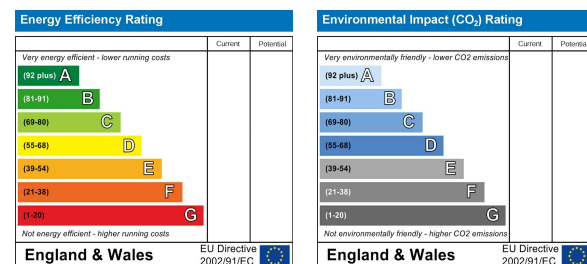
**20 Manderville Close, Northampton, NN3 6QE**



**£325,000 Freehold**

A very well presented modern three bedroom link detached property situated in a quiet and sought after cul de sac in the popular residential area of Spinney Hill. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner. To the first floor are three bedrooms with en-suite to bedroom one and a family bathroom. Outside is a front garden and driveway giving off road parking and leading to the detached garage. The good size rear garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy,

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# 20 Manderville Close, Northampton, NN3 6QE

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a UPVC double glazed front door with window above, double radiator, stairs to first floor, under stairs storage cupboard and doors to:-

#### CLOAKROOM

Suite comprising WC, wash hand basin, radiator and extractor.

#### LOUNGE

15'6 x 10'4

UPVC double glazed window to the front and side and radiator.



#### KITCHEN/DINER

15'6 x 9'0

Fitted with a range of base and eye level units, roll top work surfaces, tiled splash backs, single sink and drainer with chrome mixer tap, built in oven, grill, hob, dishwasher, washer dryer and fridge/freezer. UPVC double glazed window to the front, double radiator and UPVC French doors to the garden.



### FIRST FLOOR

#### LANDING

Loft access hatch with pull down ladder (loft is half boarded) and doors leading to:-

#### BEDROOM ONE

10'5 x 8'9

UPVC double glazed window to the side, built in triple wardrobe, radiator and door to:-



#### ENSUITE

8'1 x 6'3

Suite comprising WC, wash hand basin, double shower cubicle with glass sliding door, tiled splash backs, chrome towel radiator, extractor, shaver point and UPVC double glazed window with obscure glass to the front.



#### BEDROOM TWO

8'8 x 8'3

UPVC double glazed window to the rear and radiator.



#### BEDROOM THREE

11' 5 x 6'7

UPVC double glazed window to the front, airing cupboard housing the gas combination boiler and radiator.



#### BATHROOM

Suite comprising wash hand basin, WC and paneled bath and UPVC double glazed window with obscure glass to the front.



#### OUTSIDE

##### FRONT GARDEN

The front garden is mainly laid to lawn with mature bushes and pathway leading to the front door. The driveway gives off road parking and leads to the detached single garage.

##### REAR GARDEN

The rear garden has a large patio area and the remainder of the garden is mainly laid to lawn with mature bushes and trees, shed, enclosed by wood panel fencing and there is secure gated access from the driveway. The rear garden enjoys a sunny aspect and a high degree of privacy.

##### DETACHED GARAGE

Metal up and over door with power and lighting.

For further information on viewing call 01604 230222