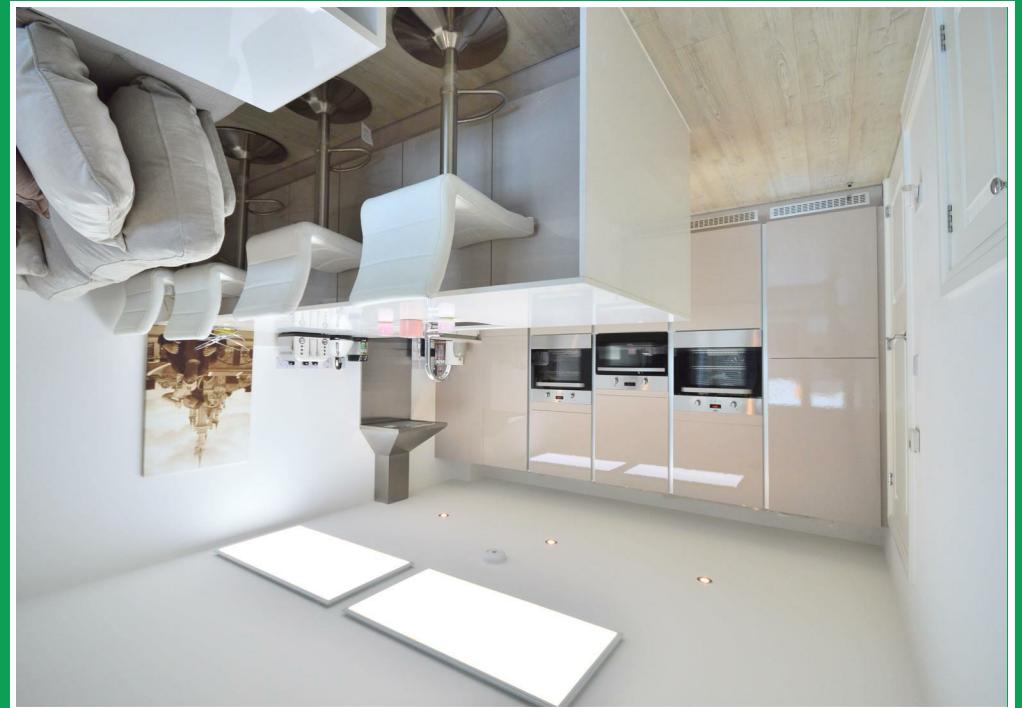
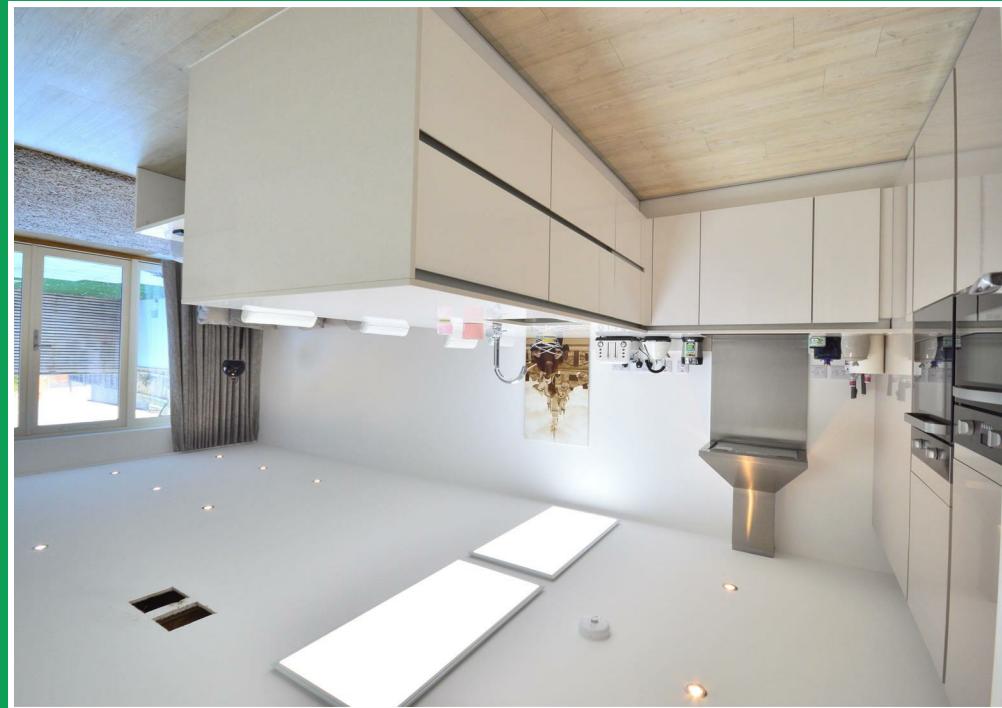


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ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



5, Queens Row High Street, Spratton, Northampton, NN6 8HZ

# 5, Queens Row High Street, Spratton, Northampton, NN6 8HZ

A stylish three bedrooomed semi detached cottage arranged over three floors constructed in 2015. The property benefits from an individual interior allowing for contemporary living, and is situated in the popular north Northants village of Spratton. The interior includes three bedrooms, two bathrooms and a open plan kitchen/lounge/diner. The property benefits from a landscaped rear garden and three designated off road parking spaces.

**Price £390,000 Freehold**

## ACCOMMODATION

### LOWER GROUND FLOOR

#### KITCHEN

**24'08 x 15'04**

A superb open plan room that incorporates the kitchen/lounge and dining area. The kitchen is fitted with a range of floor and wall mounted cabinets with quartz worktops and splash-back. Integral appliances include double oven and microwave, washing machine, and fridge freezer. There is a door leading to an under stair utility space with plumbing for a washing machine. The kitchen worktop has a built-in breakfast bar.



#### LOUNGE

With continued wood flooring the lounge presents an open plan space with sliding double doors and floor to ceiling windows to the rear garden. There are TV and audio points connected and spot lights fitted.



#### GROUND FLOOR

#### ENTRANCE HALL

Entered via a hardwood front door with picture window to the side, there are stairs rising to the first floor and stairs to the lower ground floor. Doors lead to:-

#### BEDROOM TWO

**15'05 x 9'05**

With two windows to the rear elevation providing distant views over countryside beyond the village, the room i benefits from triple built in wardrobe with mirror fronted doors.

#### BEDROOM THREE

**9'08 x 8'08**

With fitted wardrobe with sliding doors, there is a window to the front elevation.



#### BATHROOM

**8'06 x 5'11**

Finished to a very high standard with tiled floor and half tiled wall. The suite comprises twin ended bath, WC, wash hand basin and ceramic tiled shower with glazed screen.



#### FIRST FLOOR

#### BEDROOM ONE

**14'07 x 12'07**

A stunning open plan bedroom with a vaulted ceiling and corner shower with glazed screen. there is a dormer window to the rear elevation with uper views and there is a TV point and spot lights. An archway leads to:-



#### ENSUITE

**11'11 x 8'01**

Open to the bedroom with a tiled floor, the suite comprises double shower, WC, wash hand basin and a heated handrail.



#### OUTSIDE

#### REAR GARDEN

The rear garden has been landscaped and laid mainly to a paved terrace leading to an area of AstroTurf within fenced and walled boundary with gate to:-

#### PARKING

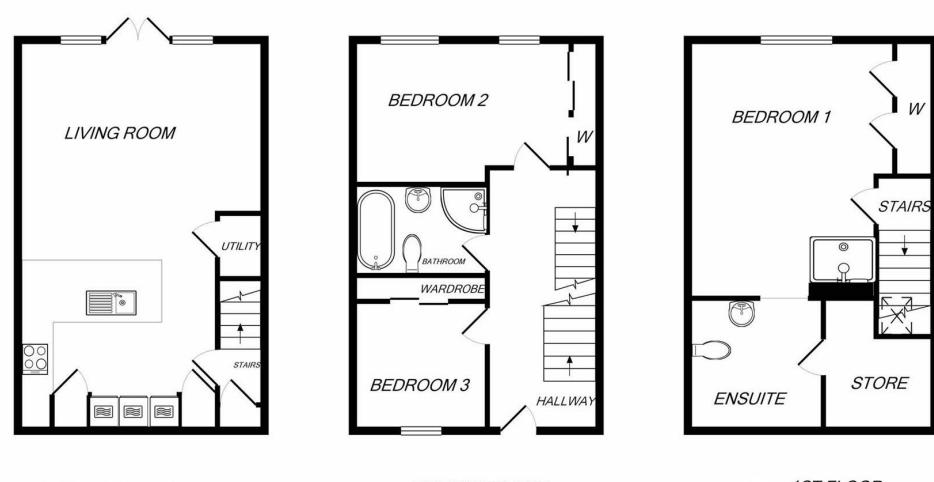
The property benefits from two designated off road parking spaces. The access is from Manor Road.

#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler which also provides the domestic hot water. There are TV and telephone connections, continuation of which are subject to the usual supplier regulations. (None of these services has been tested).

#### COUNCIL TAX

West Northamptonshire Council - Band C



LOWER GROUND FLOOR

GROUND FLOOR

1ST FLOOR

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