



# Erskin Wood

Spratton, Northamptonshire

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SALES & LETTINGS



## Erskin Wood

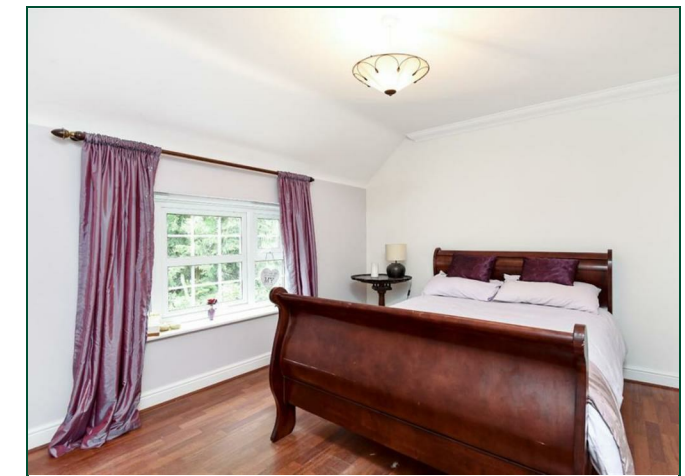
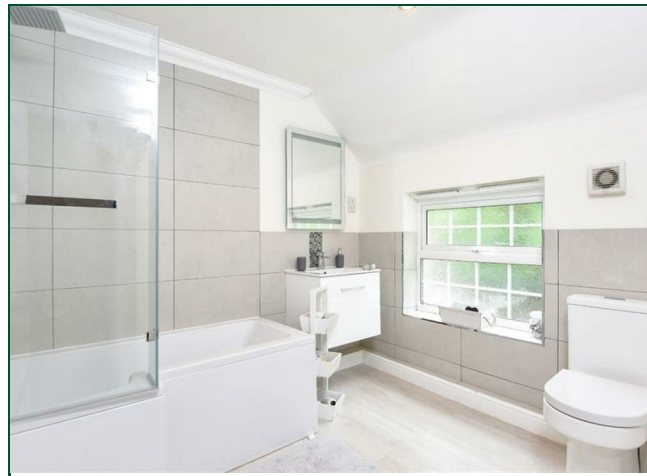
Spratton  
NN6 8JP

Guide Price  
£675,000

Constructed in the late 1990's is this substantial detached family home, located off a private gated road with three other properties, in the highly regarded village of Spratton. The property has uPVC double glazing and gas radiator heating.

Accommodation over three floors comprises entrance hall, through sitting room with a Bells inglenook style fireplace with wood burner, open plan kitchen/dining room with dishwasher, range cooker and American freezer, re-fitted cloakroom/WC and utility room. The first floor has a 20ft master bedroom with re-fitted en-suite, two further bedrooms and a re-fitted family bathroom. The second floor has three bedrooms and a family bathroom. Outside is ample off road parking leading to a detached double garage and a fully enclosed private rear garden with mature trees. (A/2328/M)

- Substantial six bedroom detached
- Re-fitted en-suite to master bedroom
- Two separate family bathrooms
- Gas central heating
- Fully enclosed private rear garden
- Ample off road parking and double garage







TOTAL FLOOR AREA : 2258 sq.ft. (209.8 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: G
- Energy Efficiency Rating: C

**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 Brixworth Sales

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