

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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

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A stylish three bedroomed 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 **£399,950 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 mirrior 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

LOCAL AMENTIES

Within the village there is a well-regarded preparatory school, a state primary school, church, hairdresser, gastropub, general store and butcher's shop. Northamptonshire Grammar School is in the neighbouring village of Pitsford and Guilsborough secondary school is also nearby. Sporting facilities locally include golf at Church Brampton and Harlestone, sailing and fishing at both Pitsford and Hollowell reservoirs and flying from Sywell Aerodrome. There are good local shops at Brixworth while Northampton and Kettering both provide train services and further shopping. The A14 (A1-M1 Link Road) provides access to the Midland motorway network.

HOW TO GET THERE

From Northampton town centre proceed to the Kingsthorpe shopping parade and at the Waitrose junction bear left onto Welford Road. Leave Northampton and proceed through the village of Chapel Brampton. Upon entering the village of Spratton take the second turning right signposted to Brixworth. Continue through the village and turn left onto High Street opposite the shop, the property can be found halfway down on the right hand side.

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