



# Brampton Row

Spratton, Northamptonshire

oriordanbond  
SALES & LETTINGS





## Brampton Row

Spratton  
NN6 8HN

Guide Price  
£370,000

**Constructed in 2015 on a south facing plot is this well maintained three storey, three double bedroom semi-detached stone house located in the highly regarded village of Spratton.**

The accommodation comprises entrance hall, cloakroom/WC, 19ft kitchen/dining room with double doors opening to the sitting room, first floor landing giving access to two bedrooms (one with fitted wardrobes) and a family bathroom and the 23ft master bedroom with dressing area, built-in wardrobes and en-suite occupies the whole of the second floor. Outside there is double width parking to the side elevation and a fully enclosed south facing courtyard style garden. Further benefits include uPVC double glazing and gas radiator heating. (A/1313/S)

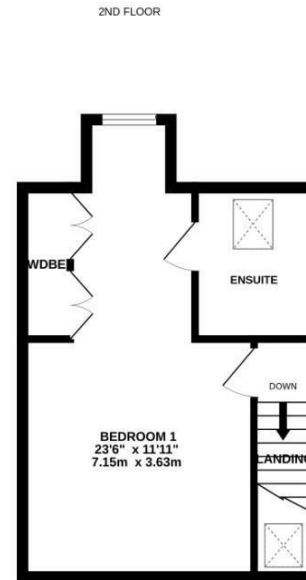
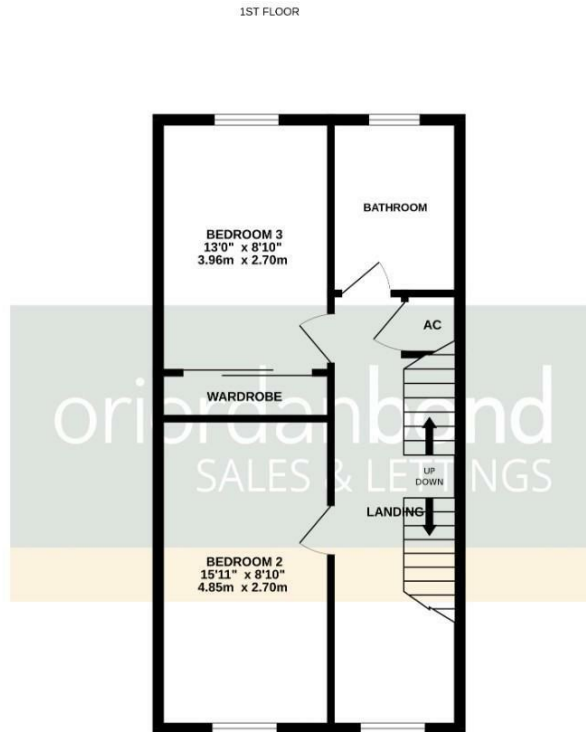
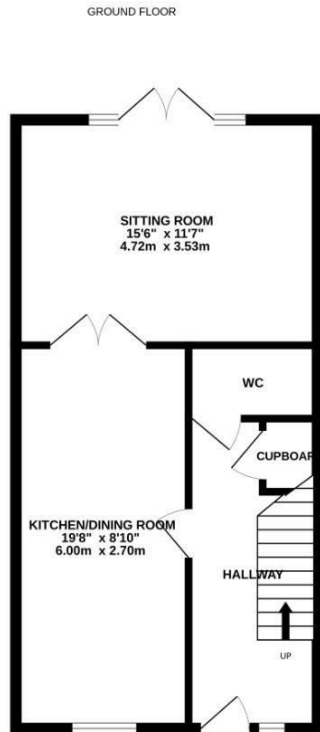
- Three double bedroom semi-detached house
- 23ft master bedroom with dressing area and en-suite shower room
- 19ft kitchen/dining room
- Well maintained throughout
- South facing rear garden
- Double width off road parking











TOTAL FLOOR AREA : 1313sq.ft. (122.0 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:

#### 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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