



Sandhills

Spratton, Northamptonshire

oriordanbond
SALES & LETTINGS



Sandhills

Spratton
NN6 8HJ

Price
£350,000

A fully refurbished and extended three bedroom house with ensuite shower room, situated on a larger than average westerly facing plot, in a cul-de-sac position, within the sought after village of Spratton. The property has been completely re-wired and re-plastered throughout with replacement uPVC double glazing and a new gas radiator central heating system.

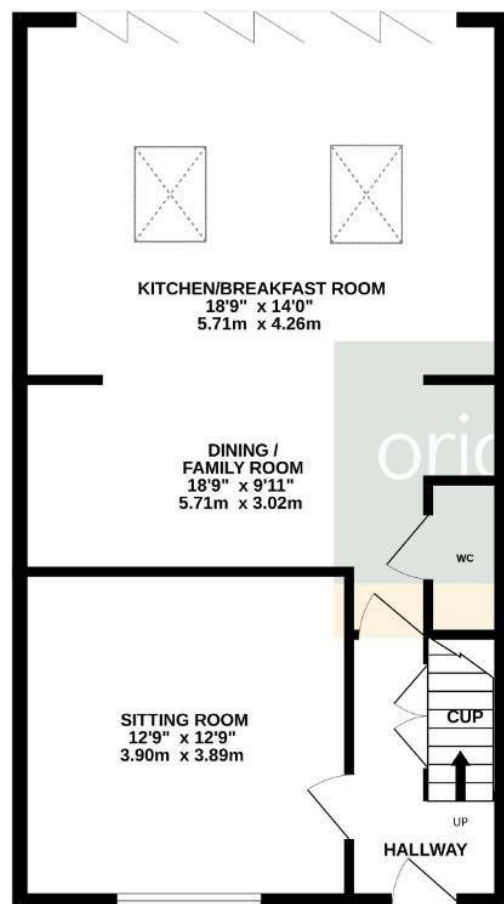
Offered with full vacant possession, accommodation comprises entrance hall with wood effect floor and under stairs storage, formal sitting room, open plan kitchen/breakfast/family/dining room with vaulted ceiling incorporating sky lights, a centre isle, exposed brickwork to walls and bi-folding doors to the rear garden, cloakroom/W.C, first floor landing, master bedroom with ensuite shower room and double shower cubicle, two further bedroom and a four-piece family bathroom with shower cubicle. Outside, to the front is a newly laid block paved drive providing off road parking with an additional block paved area to the side providing further parking. The private, westerly facing landscaped rear garden is approximately 75ft in depth and laid mainly to lawn with large patio area and fully enclosed. (A/1031/L)

- Refurbished and extended three bedroom semi-detached
- En-suite to master bedroom
- Open plan kitchen/breakfast/family/dining room
- Westerly facing landscaped rear garden
- Newly laid driveway providing ample parking
- No onward chain

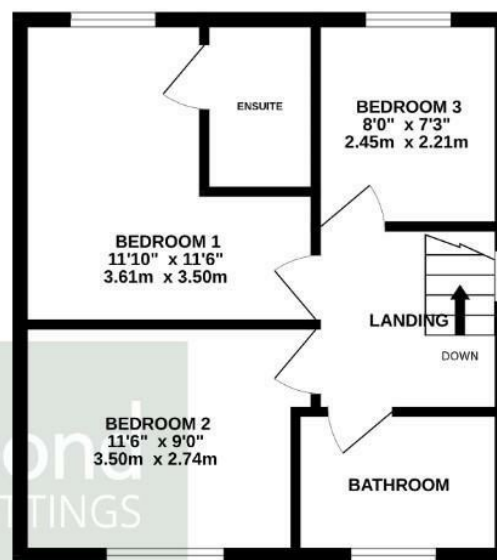




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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: B
- 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.

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