

9 Orchard Close
Spratton
Northampton
NN6 8HT

£275,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to offer for sale this fantastic four bedroom terraced home situated in the highly desirable Spratton Village. This location is ideal for those working either in the town centre, surrounding towns or even further afield due to its fantastic links to Northampton, Market Harborough and the M1.

The first floor accommodation comprises of; a welcoming entrance hall, spacious lounge, fully refurbished kitchen/diner, convenient utility room and downstairs w/c. Leading from the kitchen is a large rear garden which is mostly laid-to-lawn with a moderate decking area and manually-controlled canopy, fantastic for entertaining in the garden.

On the second floor you will find four bedrooms finished to a high standard, a rarity in similar style properties in this area. A large, fully refurbished family bathroom finished to a superb standard, with walk-in shower and bath, can also be found on the second floor.

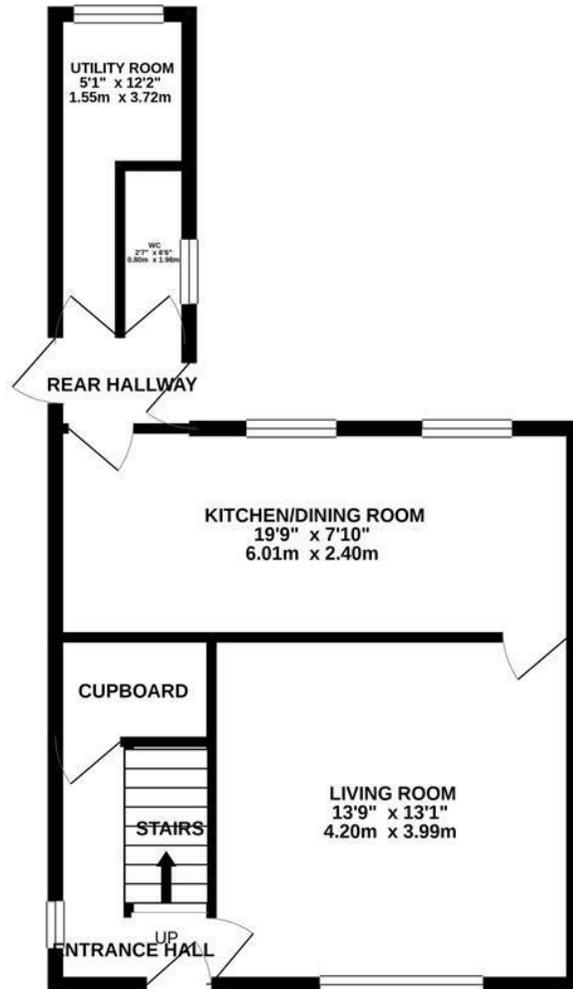
This property further benefits from off-road parking for up to two vehicles.

To avoid disappointment call Oscar James Northampton to book in for your viewing.

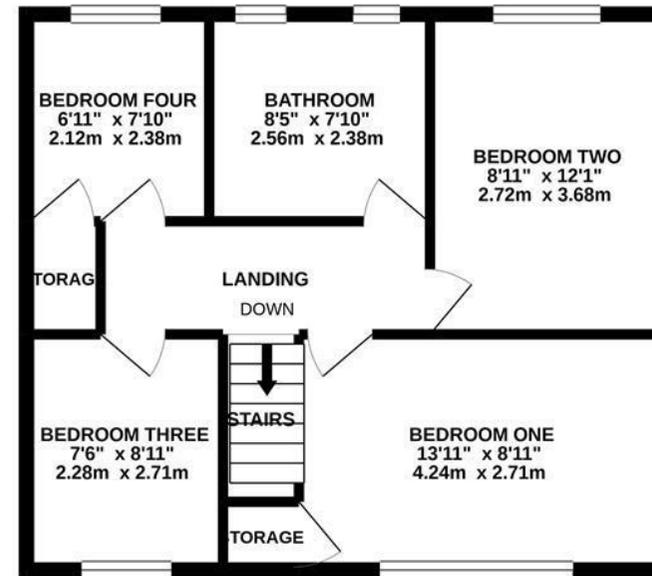
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FLOOR PLAN

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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AT A GLANCE...



Spacious Living Room



Modern Kitchen/Diner With Utility Room



Four Good-Sized Bedrooms



Family Bathroom and Downstairs W/C



Large Rear Garden Mostly Laid-To-Lawn With Decking Area and Canopy



Off-Road Parking For Two Vehicles





SELLER'S SECRET

This has been a fantastic home for us to grow as a family, the amount of space that this home has offered us has been ideal for bringing up our first child.

Spratton Village has been an great location due to its close links to the M1 yet still being sat right within the countryside.



Why we like it....

This is definitely a 'must see' property.

It is very rare to find a property for sale, similar to this size and finish within Spratton Village.

To buy or not to buy....

OSCAR JAMES

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