

**11 Willow Close
Spratton
NORTHAMPTON
NN6 8JH**

£300,000



- NO CHAIN
- ENSUITE
- EXTENDED
- KITCHEN/BREAKFAST ROOM

- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- TWO RECEPTION ROOMS
- ENERGY EFFICIENCY CERTIFICATE: C

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Offered for sale is this extended three bedroom semi detached home, occupying a generous plot within a quiet cul de sac in the highly sought after village of Spratton.

The well proportioned and versatile accommodation comprises an entrance hall, cloakroom, and a light and airy lounge featuring a fireplace. Connecting doors lead through to a separate dining room, which in turn opens into a well appointed and spacious kitchen/breakfast room, enjoying views over the private rear garden and benefiting from a useful pantry. A separate utility room provides additional practicality.

To the first floor are three generously sized bedrooms, with the principal bedroom benefitting from an ensuite shower room. A large family bathroom completes the first floor accommodation.

Externally, the property offers ample off road parking to the front, along with a fully enclosed rear garden, ideal for families and entertaining.

Further benefits include double glazing and gas fired central heating.

Ground Floor

Entrance Hall

Accessed via the front entrance door, with radiator. Doors lead to:

Cloakroom/WC

Fitted with a low level WC and pedestal wash hand basin. Heated towel rail, half tiled walls to principal areas, and a useful storage cupboard.

Lounge

16'6" x 15'9" max (5.04m x 4.82m max)

A spacious and light reception room with a window to the front aspect. Feature fireplace incorporating an electric fire with timber surround and marble hearth and mantel. Two radiators, wall light points, and stairs rising to the first floor. Door leading to:

Dining Room

11'2" x 8'4" (3.41m x 2.56m)

A well proportioned dining space with sliding doors opening onto the rear garden. Radiator and coving. Door through to:

Kitchen/Breakfast Room

20'0" x 10'10" (6.12m x 3.31m)

Kitchen Area

Fitted with a one and a half bowl sink unit set into a range of base units with work surfaces over and matching upstands. Integrated double oven, induction hob with extractor hood over, and space/plumbing for a dishwasher. Further wall mounted units and a larder cupboard housing the gas fired combination boiler. Window to the rear aspect, tiled flooring, and coving.

Dining Area

A bright and sociable space with double doors opening onto the patio. Pantry cupboard, radiator, tiled flooring, and coving.

Utility Room

Fitted with base units and work surfaces, with plumbing for a washing machine and space for additional white goods.

First Floor

Landing

With storage cupboard over the stairs and doors leading to all rooms.

Bedroom One

15'8" x 9'2" (4.78m x 2.8m)

A generous double bedroom with window to the front aspect and radiator. Door to:

Ensuite

Fitted with a modern white suite comprising low level WC, wash hand basin set into a vanity unit, and a quadrant shower cubicle with sliding doors. Fully tiled to principal areas and extractor fan.

Bedroom Two

12'3" x 9'2" max reducing to 7'2" (3.74m x 2.8m max reducing to 2.19m)

Double bedroom with window to the rear aspect and radiator.

Bedroom Three

11'5" x 8'7" min (3.49m x 2.63m min)

A good sized third bedroom with window to the front aspect, radiator, and fitted cupboard.

Family Bathroom

8'2" x 7'11" (2.49m x 2.42m)

Fitted with a white suite comprising low level WC, pedestal wash hand basin, and paneled bath with mains shower over. Fully tiled walls, radiator, extractor fan, and window to the rear aspect.

Externally

Front Garden

Low maintenance frontage providing ample off road parking.

Rear Garden

A fully enclosed rear garden featuring an extensive patio area, with the remainder mainly laid to lawn and stocked with a variety of shrubs. Gated side access.

Agents Notes

West Northamptonshire Council

Council Tax Band: C

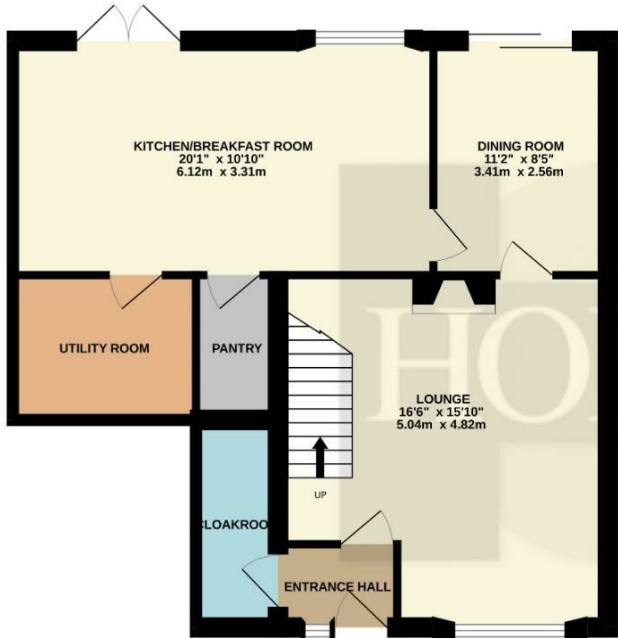
There is a shared driveway and small length of shared pedestrian side access with the neighbouring property, providing access to the respective privately enclosed rear gardens. Please also note that the property is subject to a element of flying freehold.



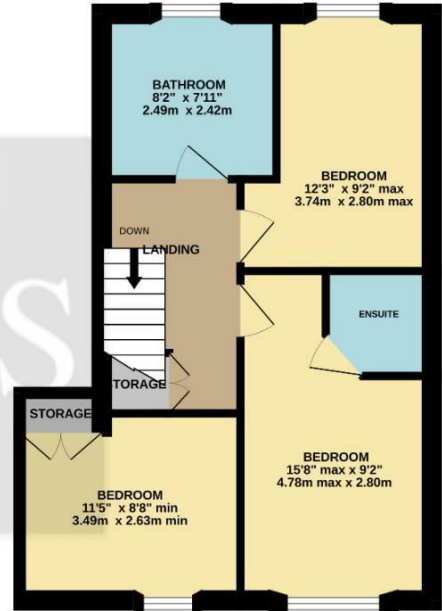




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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