

**391A Kettering Road  
Spinney Hill  
NORTHAMPTON  
NN3 6QT**

**£170,000**



- **GROUND FLOOR FLAT**
- **LOUNGE/DINER**
- **PRIVATE GARDENS**
- **POPULAR LOCATION**

- **TWO BEDROOMS**
- **WET ROOM**
- **GARAGE**
- **ENERGY PERFORMANCE CERTIFICATE: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A well-proportioned two bedroom ground floor flat situated in the popular Spinney Hill area, conveniently located on a major bus route and within easy reach of local amenities, shops and services.

The accommodation is accessed via a private entrance door leading into a entrance hall with multiple storage cupboards. The lounge enjoys a front aspect, creating a bright and comfortable living space, while the kitchen overlooks the rear garden. There are two bedrooms, with the principal bedroom positioned to the rear and a second bedroom to the front. The property also benefits from a wet room.

Externally, there is a generous front garden with lawn and mature shrubs and trees, while the low maintenance rear garden provides gated access leading to a single garage situated to the rear of the property.

The property offers comfortable ground floor living in a well connected and sought after residential location.

## **Ground Floor**

### **Entrance Hall**

Accessed via a private entrance door, the hallway offers excellent storage with a double storage cupboard, additional single cupboard and an airing cupboard. Doors lead to the principal rooms.

### **Lounge/Diner**

16'6" x 10'3" (5.05m x 3.13m)

A bright and comfortable living space with a window to the front aspect, storage heater and wall light points.

### **Kitchen**

9'9" x 6'10" (2.98m x 2.09m)

Fitted with a range of wall and base units with work surfaces over and a one and a half bowl sink with mixer tap. Window to the rear aspect and a door to the side providing outside access. Space and plumbing for a washing machine and additional white goods, with a useful pantry cupboard.

### **Bedroom One**

11'8" x 10'3" (3.57m x 3.13m)

A good sized double bedroom with a window overlooking the rear garden and storage heater.

### **Bedroom Two**

10'8" x 6'6" (3.27 x 2m)

A versatile second bedroom with a window to the front aspect and storage heater, suitable as a guest room or home office.

### **Wet Room**

6'7" x 5'9" (2.03m x 1.77m)

Fitted with a low-level WC, wash hand basin and shower area. Window to the side aspect.

### **Externally**

**Front Garden**

A generously sized front garden mainly laid to lawn with mature shrubs and trees, with a pathway leading to the entrance.

**Rear Garden**

A low maintenance rear garden with gated access to the rear providing access to the garage.

**Garage**

Single garage situated to the rear of the property accessed via Highlands Avenue

**Agents Notes**

West Northamptonshire Council

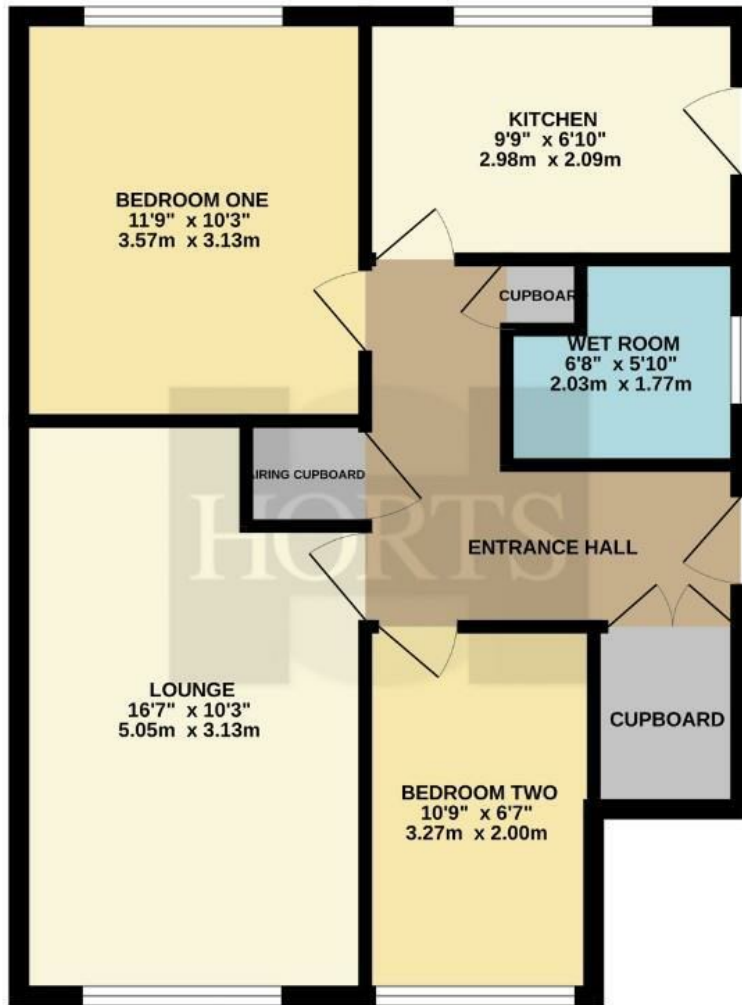
Council Tax Band: B

Share of Freehold



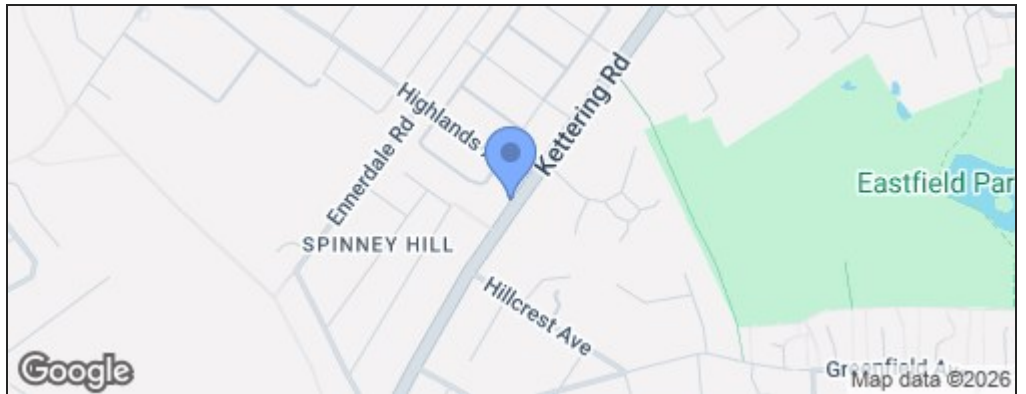


GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.