



GLENVILLE, NORTHAMPTONSHIRE, NN3
OFFERS OVER £400,000 FREEHOLD

Winkworth



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Winkworth Estate Agents are proud to offer for sale this rarely available detached family home in one of Spinney Hill's most desirable location. This four bedroom family home set upon a generous plot requires some updating but offers good living space and lots of potential for improvements or extending. In brief the home comprises lounge, front to back 22' living room, kitchen/dining room, utility room, study, and cloakroom. Upstairs offers four large bedrooms and a four piece family bathroom. Three of the bedrooms benefit from built in wardrobes. The four piece family bathroom comprises a low flush WC, panel enclosed bath, separate shower cubicle and pedestal wash hand basin.

Outside boasts a generous front garden with a driveway leading to a double garage, whilst the landscaped rear garden. The property is an absolute must-see and we recommend calling to view at the earliest opportunity to avoid disappointment. EPC Rating: TBC Council Tax Band: E

Features of the property include uPVC double glazing gas heating and ample storage. The property is offered for sale with no onward chain.

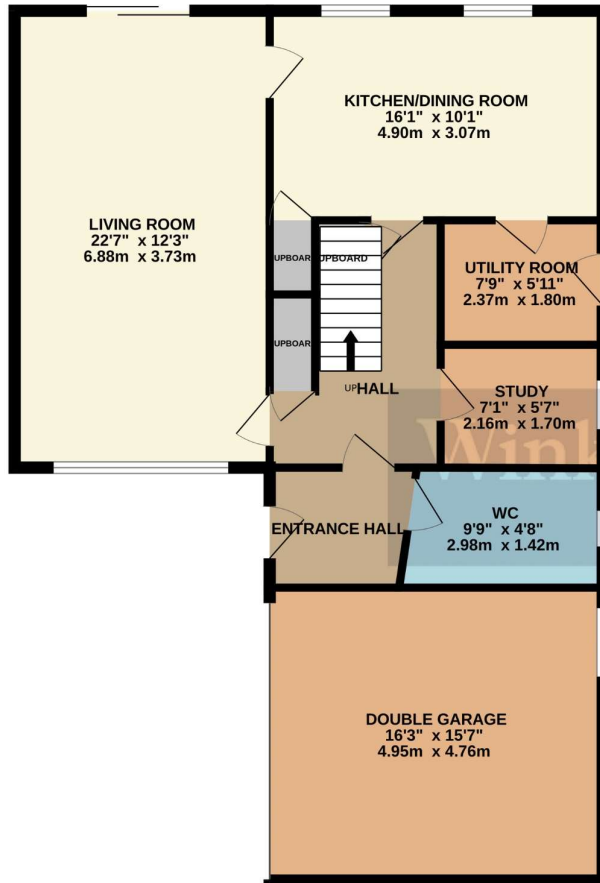
LOCAL AREA INFORMATION

Spinney Hill is a popular residential area of Northampton lying some 3 miles north-east of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.

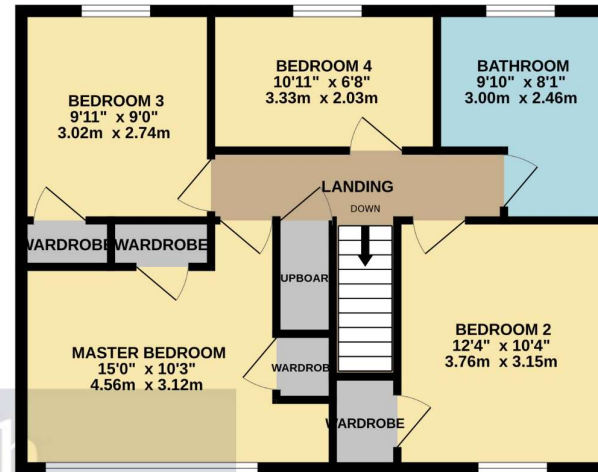




GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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