



Holdenby Road
Spratton, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Holdenby Road Spratton, Northampton, NN6 8JN

TOTAL AREA: APPROX. 169.55 SQ. METRES (1825 SQ. FEET)

OFFERED FOR SALE WITH NO ONWARD CHAIN AND ENJOYING A PEACEFUL POSITION ALONG A PRIVATE ROAD, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME BACKS DIRECTLY ONTO OPEN FIELDS IN THE SOUGHT AFTER NORTHAMPTONSHIRE VILLAGE OF SPRATTON. PERFECTLY SUITED TO FAMILY LIVING, THE PROPERTY ALSO FALLS WITHIN THE HIGHLY REGARDED GULSBOROUGH SECONDARY SCHOOL CATCHMENT AREA.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- DINING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£575,000 Freehold





THE PROPERTY

The property offers an exceptional sense of space throughout, beginning with a welcoming entrance hall and convenient cloakroom. The impressive dual aspect living room is flooded with natural light and features French doors opening onto the sunny rear terrace, while the generous dining room enjoys a large bay window overlooking the garden.

At the heart of the home is a spacious wraparound kitchen / dining room, thoughtfully designed with extensive cupboard and worktop space, a double oven, gas hob, and a bright dining area that creates an ideal hub for family life and entertaining. A separate utility room provides additional practicality, with access to the side of the property and an internal courtesy door leading to the double garage.

Upstairs, the spacious principal bedroom benefits from a modern ensuite shower room, complemented by an equally generous second bedroom to the front elevation. Bedrooms three and four are both comfortable doubles and enjoy far reaching countryside views towards The Bramptons. The family bathroom is fitted with a four piece suite, including both a bath and separate shower.

Externally, the property is approached via a lawned front garden with a mature birch tree and a tarmac driveway providing ample off-road parking ahead of the double garage. To the rear, the beautifully private south facing garden is ideal for enjoying the sun, featuring a large paved patio and an extensive lawn currently in the style of a wild garden with nature pond, all backing onto open countryside.

EPC Rating TBC. Council Tax Band F.



LOCATION

Spratton village is 7 miles north of Northampton town centre on the A5199 Welford Road. Facilities within the village itself include a well renowned butcher, public house, mixed voluntary controlled primary school and village store offering groceries, newspapers, beers, wines and household items. The largest house in the village is Spratton Hall, an 18th Century Grade II listed private preparatory school for children aged 4 - 13 years which celebrated its 60th anniversary in 2011. There are also many nearby leisure facilities including three reservoirs, Brixworth Country Park and two golf clubs, Brampton Heath and Cold Ashby. In relation to transportation, a daily bus services operates to Northampton where mainline rail access can be gained to London Euston and Birmingham New Street, whilst the nearest main road links are the A14 (6 miles) and M1 J18 (10 miles).



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

TOTAL AREA: APPROX. 169.55 SQ. METRES (1825 SQ. FEET)



Approximate total area⁽¹⁾

1825 ft²
169.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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