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Ashcroft Gardens, Spinney Hill  
Northampton  
Northamptonshire, NN3 2JR  
**£360,000** Semi Detached



Department: Sales

Tenure: Freehold



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OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS IMPRESSIVE FOUR BEDROOM SEMI DETACHED HOME IS IDEALLY POSITIONED BETWEEN SPINNEY HILL AND THE HEADLANDS AND BENEFITS FROM A SELF CONTAINED ANNEX AND A STUNNING KITCHEN/DINING/FAMILY SPACE TO THE REAR. FINISHED TO A HIGH STANDARD THROUGHOUT, THE PROPERTY WOULD MAKE AN EXCELLENT FAMILY HOME OR FIRST TIME PURCHASE.

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#### GROUND FLOOR

- HALLWAY
- KITCHEN/LIVING AREA
- BATHROOM
- BEDROOM FOUR

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#### ANNEXE

- KITCHEN/LIVING AREA
- BATHROOM

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#### FIRST FLOOR

- LANDING
  - BEDROOM ONE
  - EN-SUITE
  - BEDROOM TWO
  - BEDROOM THREE
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#### OUTSIDE

- DRIVEWAY
- REAR GARDEN





## THE PROPERTY

Offered to the market with no upward chain, this impressive four bedroom semi detached home is ideally positioned between Spinney Hill and The Headlands and benefits from a self contained annex and a stunning kitchen/dining/family space to the rear. Finished to a high standard throughout, the property would make an excellent family home or first time purchase.

The ground floor accommodation comprises welcoming entrance hall with fitted storage to both sides, a generous double bedroom, a modern shower room and a superb open plan kitchen/dining/family room. The contemporary kitchen features a range of base and wall units, wooden worktops, integrated appliances, a central island and a built in sound system. This space has been extended by the current owners and is flooded with natural light, with bi-folding doors opening directly onto the rear garden, creating a fantastic area for both everyday living and entertaining.

To the first floor is the principal bedroom with en-suite bathroom, a further double bedroom and a good sized single bedroom.

Externally, the rear garden is of an excellent size and is complemented by a detached annex to the rear, complete with kitchenette and wet room, ideal for guests, home working, or multi generational living. Both the ground floor of the main house and the annex benefit from underfloor heating.

Further features include a high quality finish throughout, a full electrical rewire and an alarm system, making this a truly turnkey home in a sought after location.

EPC Rating: C. Council Tax Band: A.







## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band A
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Driveway
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Spinney Hill is a popular residential area of Northampton lying some 3 miles north 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 and the Racecourse.

## AGENTS NOTES

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. SQ. METRES ( SQ. FEET)

