



40 THE SPINNEY
GRANGE PARK | NORTHAMPTON
£399,995 FREEHOLD



-  sales
-  lettings
-  town & country

40 The Spinney | Grange Park | Northampton | NN4 5BT

Coming to the market for the first time is this impressive three bedroom detached property which is conveniently situated close to many amenities, excellent schools and easy access to Junction 15 of the motorway. The spacious accommodation comprises entrance hall, lounge, dining room, kitchen, large conservatory, utility, cloakroom/WC, three bedrooms all of which offer built in wardrobes, en-suite shower room and main bathroom. Externally there are gardens to the front and rear, two car driveway and a single garage. The property also offers uPVC double glazing, gas central heating and kitchen with built in oven and hob. An early viewing is highly recommended. Council tax band D.

An impressive three bedroom detached property | Close to excellent schools and many amenities | Easy access to Motorway |
Conservatory | Built in wardrobes to all bedrooms



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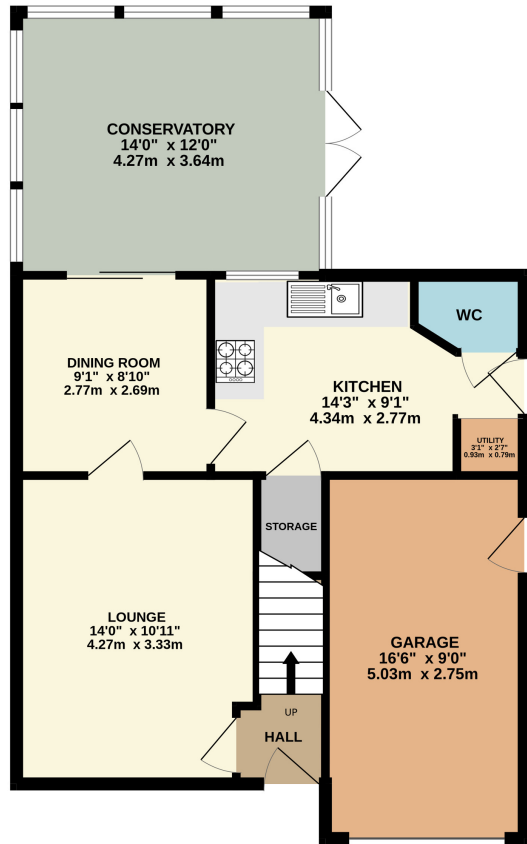
Wootton Hope Drive, Northampton, NN4 6DY
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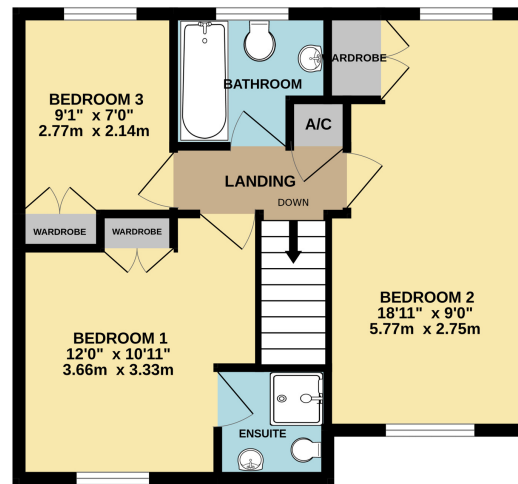


GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

- 1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
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