

## **Spenfield Court, Northampton NN3 8LZ**



**£195,000**

This three bedroom home is located in Birds Hill with an array of local amenities including green spaces, schools and supermarkets. To the front of the property is a useful driveway and front garden. This leads into the ground floor accommodation that comprises off a hallway that also has a cupboard housing the boiler, kitchen with fitted units, lounge, separate dining room and a further usable space that could be used as an office. To the first floor are two spacious bedrooms and a further smaller bedroom. There is also a shower room and separate bathroom with three piece suite. To the rear of the property is the garden with laid lawn and rear access. Further benefits include double glazing in areas and gas central heating bringing together an ideal home or investment.

**Front Garden**

Driveway to one side, lawn to the other with stepping stone slabs to the front door.

**Hallway**

Cupboard housing boiler and doors to Kitchen, lounge and office/utility area.

**Kitchen**

7'10" x 11'7" (2.4 x 3.542)

Laminate flooring, double glazed window, range of base and eye level units with integrated stainless sink with drainer. There is a freestanding oven with stainless extractor over. There is also a door into the dining room.

**Dining Room**

8'2" x 7'8" (2.491 x 2.337 )

Laminate flooring, double glazed window, stairs to first floor, door into garden and double doors into the lounge.

**Lounge**

13'1" x 9'9" (4 x 2.975 )

Laminate flooring and double glazed window.

**Landing**

Doors to three bedrooms, shower room and bathroom.

**Bedroom One**

13'5" x 9'6" (4.1 x 2.9 )

Laminate flooring and double glazed window.



**Bedroom Two**

3'3" x 11'5" at widest (1 x 3.5 at widest )

Double glazed window and storage cupboards.



**Bedroom Three**

6'6" x 5'10" (2 x 1.783 )

Double glazed window.





**Bathroom**

Obscured double glazed window, tiled walls in some areas, tiled flooring, bath, wash hand basin and WC.



**Separate shower room**

Obscured double glazed window, shower and tiled walls in areas.



**Rear Garden**  
laid lawn with access to the rear.

