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2 James Watt Close, Daventry NN11 8RJ



2 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage





## 9 ST LUKE'S CLOSE

## SPRATTON, NN68HS

UPVC Double Glazing
Throughout And Gas
Central Heating



Lounge / Diner

Semi-Detached Extended Bungalow

Kitchen / Breakfast Room

Village Location

Garage And Off Road Parking

No Upper Chain

Conservatory

Semi-Detached Two Bedroom Bungalow For Sale in Spratton, Northamptonshire.

This two bedroom semi-detached bungalow is for sale in the sought after Northamptonshire Village of Spratton, it is surprisingly spacious and benefits from being extended and sitting on a good sized footprint.

St Luke's Close is located in the heart of Spratton, just a short walk from all the local amenities on a no through road location.

Having been looked after over the years, the property is in good condition both inside and out, and the garden is a blank canvas for the next owners.

The property sits on a large plot giving you plenty of outside space. The detached garage has a storage shed at the end which makes it a versatile area for storage as well as housing your car, and there is the bonus of an electric roller door.

The property has been extended at the rear to give you a kitchen / breakfast room, and a lounge / diner with patio doors leading onto the conservatory, which leads out to the low maintenance garden and patio.

The bathroom has been converted to a good sized wet room, there are fitted wardrobes to the main bedroom, and the loft is a very versatile space.

Throughout this property you have UPVC double glazed doors and windows and gas-fired central heating throughout.

Spratton is a desirable and highly regarded village in Northamptonshire which is well catered for with a village shop, hairdressers and public houses among other local amenities.

The primary school which is just a short walk away from the property, feeds into the outstanding Guilsborough Secondary School and there is also Spratton Hall School.

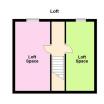
Spratton is just a few minutes from the A14, and within easy reach of the M1 Junction 18. Northampton and Long Buckby Railway Stations are both just a short drive away with mainline rail links to London and Birmingham.

Local leisure facilities include several golf clubs, Pitsford and Ravensthorpe Reservoirs and Brixworth Country Park. There really is no shortage of things to do in and around Spratton.

Don't miss out on this bungalow, to view call the Campbells team today and we will be happy to show you around.

## Council Tax: Band C EPC Rating: D















Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee – all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.