



5 Glebe Close, Holcot, Northampton, NN6 9TF
£375,000 Freehold

Occupying a corner plot in a quiet cul-de-sac in the village of Holcot is this three bedroom detached bungalow offered to the market with no onward chain. In brief the accommodation comprises kitchen, shower room, three double bedrooms and a dual aspect lounge overlooking the rear garden and an additional reception room. To the outside the property enjoys wrap around gardens and further benefits from off road parking and a detached single garage. EPC Rating: D. Council Tax Band: D

**Detached Bungalow | Quiet Village Location | Landscaped Gardens | Detached Garage |
Corner Plot | Cul-De-Sac**

modern marketing · traditional values

HALLWAY

Obscure uPVC double glazed entrance door.
Coving. Airing cupboard. Access to loft space.
Doors to:

KITCHEN 2.34m x 3.33m (7'8 x 10'11)

uPVC double glazed window to front elevation.
Radiator. Wall and base units and drawers with
work surfaces over. Stainless steel sink and
drainer with mixer tap. Integrated electric oven and
gas hob with extractor over. Space for white
goods. Tiling to splash back areas.

INNER HALL

Radiator. Doors to:

BEDROOM TWO 3.10m x 3.66m (10'2 x 12'0)

uPVC double glazed window to front elevation.
Radiator.

LOUNGE 3.58m x 5.49m (11'9 x 18'0)

uPVC double glazed windows to front and side
elevations. uPVC double glazed door to rear
elevation. Radiator. Electric feature fireplace inset
to brick surround.

DINING ROOM 3.78m x 2.16m (12'5 x 7'1)

uPVC double glazed windows to front and rear
elevations. Radiator.

BEDROOM ONE 2.77m x 4.72m (9'1 x 15'6)

uPVC double glazed window to rear elevation.
Radiator. Airing cupboard. Fitted wardrobe with
overhead storage.

BEDROOM THREE 2.57m x 3.15m (8'5 x 10'4)

uPVC double glazed window to rear elevation.
Radiator. Fitted wardrobe.

SHOWER ROOM

uPVC double glazed window to side elevation.
Radiator. Shower cubicle with electric shower,
pedestal wash hand basin and low level WC with
dual flush. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking and leading to
the garage. Lawned area with shrubs and wild
flower borders.

GARAGE 4.93m x 2.49m (16'2 x 8'2)

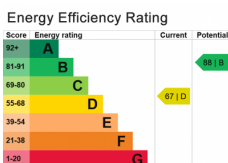
Up and over door.

REAR GARDEN

Enclosed and private rear garden wrapping around
the property with patio immediately to the rear.
Two lawned areas bordered with mature shrub and
hedges borders with wild flowers. Pathway leads to
the detached single garage. Shed.

DRAFT DETAILS

At the time of print, these particulars are awaiting
approval from the Vendor(s).

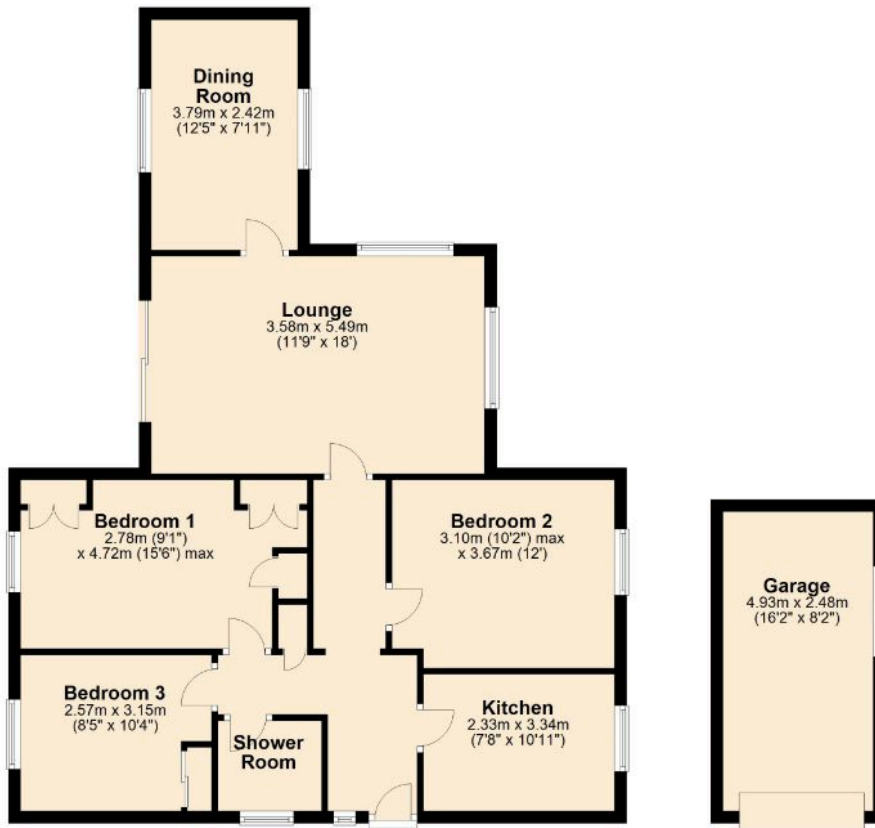


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

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Ground Floor

Approx. 95.2 sq. metres (1024.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 sq. feet)



LOCAL AREA INFORMATION

Known on its local website as the 'centre of the universe', Holcot village is focused on community spirit and social activity with more than a dozen local groups utilising the village hall, public house and church and several more using the tennis club and cricket ground. Its position between the A508 and A43 main roads allows for excellent transportation links with both of the aforementioned roads connecting to the A14 and in turn the M1 and M6 motorways at Catthorpe Interchange. For public transport, between the towns of Northampton (8 miles) and Kettering (9 miles), there are mainline rail services to London as well as offering a range of high street shopping, medical and leisure facilities. There are also a number of educational options within these towns though the nearest provisions are Walgrave primary school and Moulton secondary school.

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