

57 Holdenby Road

East Haddon, Northampton, NN6 8DH

£475,000 Freehold



A beautifully presented and rarely available detached bungalow which enjoys a south facing aspect. The full accommodation comprises entrance hall, WC and separate bathroom, two double bedrooms to the front with bedroom one benefiting from a range of fitted furniture.

The sitting room has a log burner and doors to the conservatory, which overlooks the garden and views beyond, as does the dining room and kitchen/breakfast room.

Outside is a good sized driveway giving access to the garage and workshop.

The rear garden has a large patio with a picket fence and gate leading to the well manicured lawn. An early viewing is advisable to appreciate the location and accommodation offered by this bungalow. EPC: D



ENTRANCE HALL 5.13m x 3.05m (16'10 x 10)

Entry via obscure half glazed uPVC door. Two radiators. Coving. Built in cupboard. Access to loft space. French glazed doors to snug. Panelled doors to WC, bathroom, bedrooms one and two and the sitting room.

WC 0.64m x 1.52m (2'1 x 5)

Fitted two piece white suite comprising wall mounted hand wash basin and low level WC. Tiling to splash back areas and floor. Radiator. Extractor fan. Recessed spotlights.

BATHROOM 2.46m x 1.52m (8'1 x 5)

Obscure uPVC double glazed window to front elevation. Chrome heated towel rail. Fitted with a four piece suite comprising hand wash basin with cupboard under, panelled bath, corner shower cubicle with Mira power shower and low level WC. Recessed spotlights. Fully tiled. Extractor fan.

SITTING ROOM 6.12m x 3.30m (20'1 x 10'10)

uPVC double glazed French doors and window to conservatory. Vertical radiator. Television point. Brick fireplace and log burner. uPVC double glazed window to snug.

CONSERVATORY 4.85m x 3.05m (15'11 x 10)

uPVC double glazed windows to side and rear elevations. Views to open fields. uPVC double glazed patio door to side elevation. Two radiators. Tiled floor.

DINING ROOM 4.90m x 3.05m (16'1 x 10)

uPVC double glazed French doors and windows to rear and side elevations. Views to open fields. Television point. Roof lantern. Radiator. Opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 5.13m x 3.30m (16'10 x 10'10)

uPVC double glazed windows to rear and side elevations. Fitted with a range of wall mounted and base level cabinets and drawers with roll top work surface over. One and a half bowl stainless steel sink and drainer unit with mixer taps over. Tiling to splash back areas. Space for range cooker. Concealed gas boiler (Fitted approx. 2018). Breakfast bar. Built in cupboard. Tiled floor. Walk in pantry with power and light connected.

BEDROOM ONE 4.39m x 3.30m (14'5 x 10'10)

uPVC double glazed bow window to front elevation. Radiator. Television point. Range of fitted furniture to include wardrobes and drawers. Coving.

BEDROOM TWO 3.38m x 3.30m (11'1 x 10'10)

uPVC double glazed bow window to front elevation. Radiator. Coving.

OUTSIDE

FRONT GARDEN

Driveway allowing ample off road parking leading to the garage.

GARAGE 10.97m x 3.05m (36 x 10)

Up and over door. Power and light connected. UPVC double glazed French doors to side.

REAR GARDEN

Backing onto open fields, this lovely rear garden offers a good sized patio with a picket fence and gate leading to a lawn area. Variety of shrubs and trees.





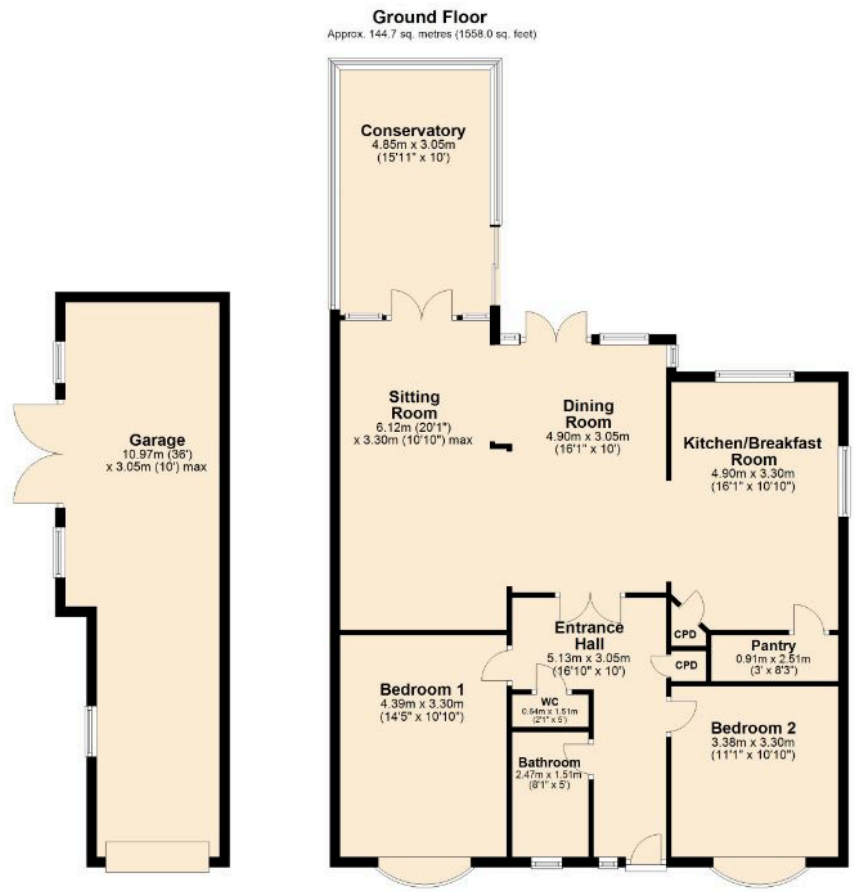
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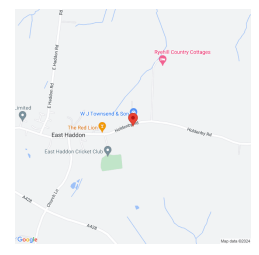
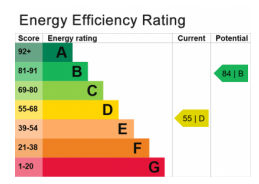


Local Area Information

The property is located within the parish of East Haddon, which is a small village, 8 miles from Northampton, It has a thriving community spirit and a variety of clubs and societies. The village playing field, easily accessed from the adjacent footpath has a children's play area as well as tennis, football, cricket and a licensed pavillion. It has a pub/hotel, The Red Lion, a church, village hall and primary school rated outstanding by Ofsted which feeds into Guilsborough Secondary School less than 4 miles away. Long Buckby provides a wide range of local amenities within 2 miles, including a doctors, dentists, shops, restaurants and take-aways. Within 2.5 miles is the railway station on the London Euston and Birmingham New Street line. Access to the M1 motorway Junctions M16 and 18 and A5 are less than 7 miles away via the A428.



Total area: approx. 144.7 sq. metres (1558.0 sq. feet)



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.