



# Holdenby Lane

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Holdenby Lane

Earls Barton  
NN6 0RN

Price  
£300,000

A lovely three bedroom semi-detached property with detached garage built by Messrs Mulberry Homes around eight years ago. The property is designed for versatile modern day living with open plan sitting/dining room, en-suite to master bedroom and good size south facing garden.

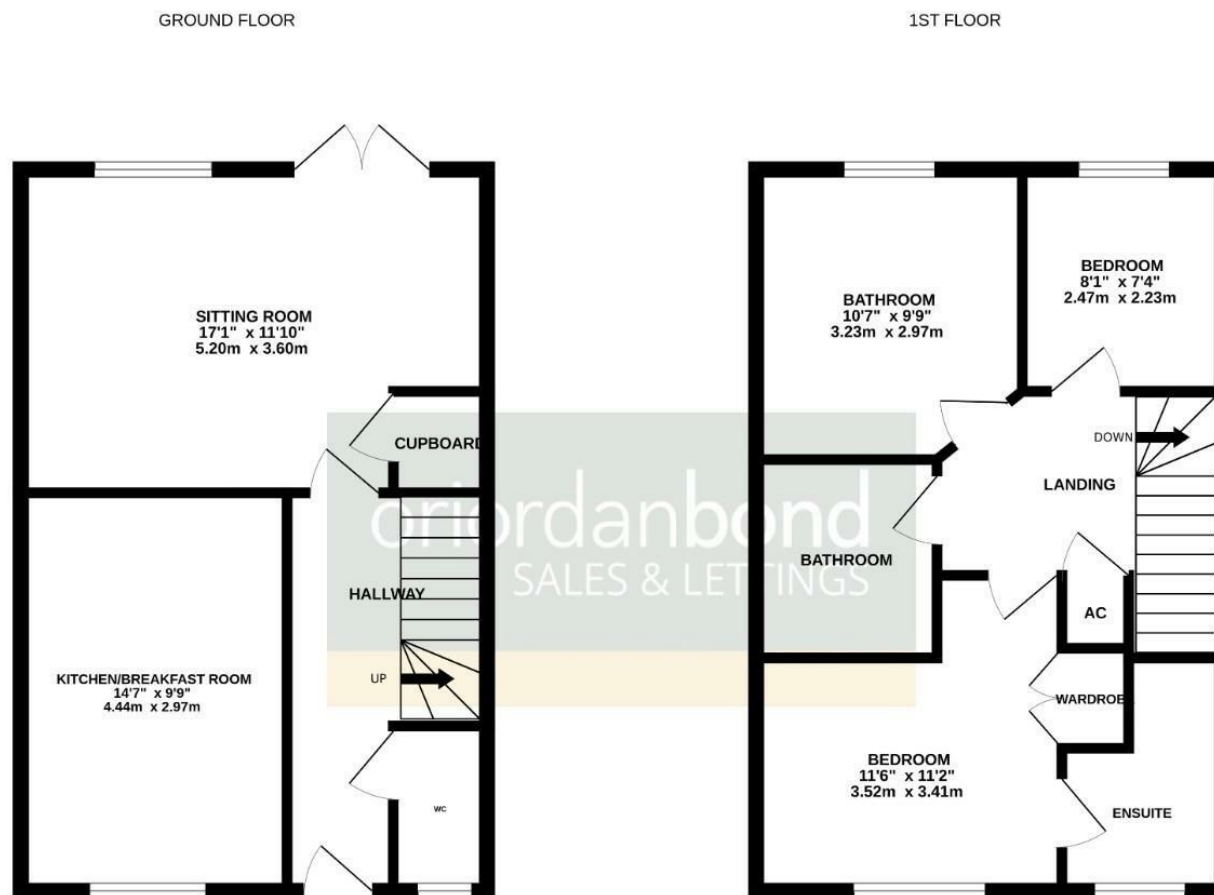
Accommodation comprises entrance hall, cloakroom/WC, spacious kitchen/breakfast room with built-in appliances, sitting/dining room leading to garden, first floor landing, master bedroom with built-in wardrobes and en-suite shower room, two further bedrooms and a family bathroom. Outside to the front, the property stands well back from the road with an open plan front garden being laid to lawn and a tarmac driveway providing parking for least two cars leading to brick detached single garage with up and over door and power and light. The rear enclosed garden is southerly facing with patio and lawn areas. Further benefits include uPVC double glazing and gas radiator heating. (A/900/M)

- Three bedroom semi-detached family home
- En-suite to master bedroom
- Open plan sitting/dining room
- Kitchen/breakfast room with built-in appliances
- South facing rear garden
- Off road parking and garage









TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Earls Barton Sales**  
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