



**Holdenby Road**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS



# Holdenby Road

Kingsthorpe  
NN2 7RX

Guide Price  
£289,995

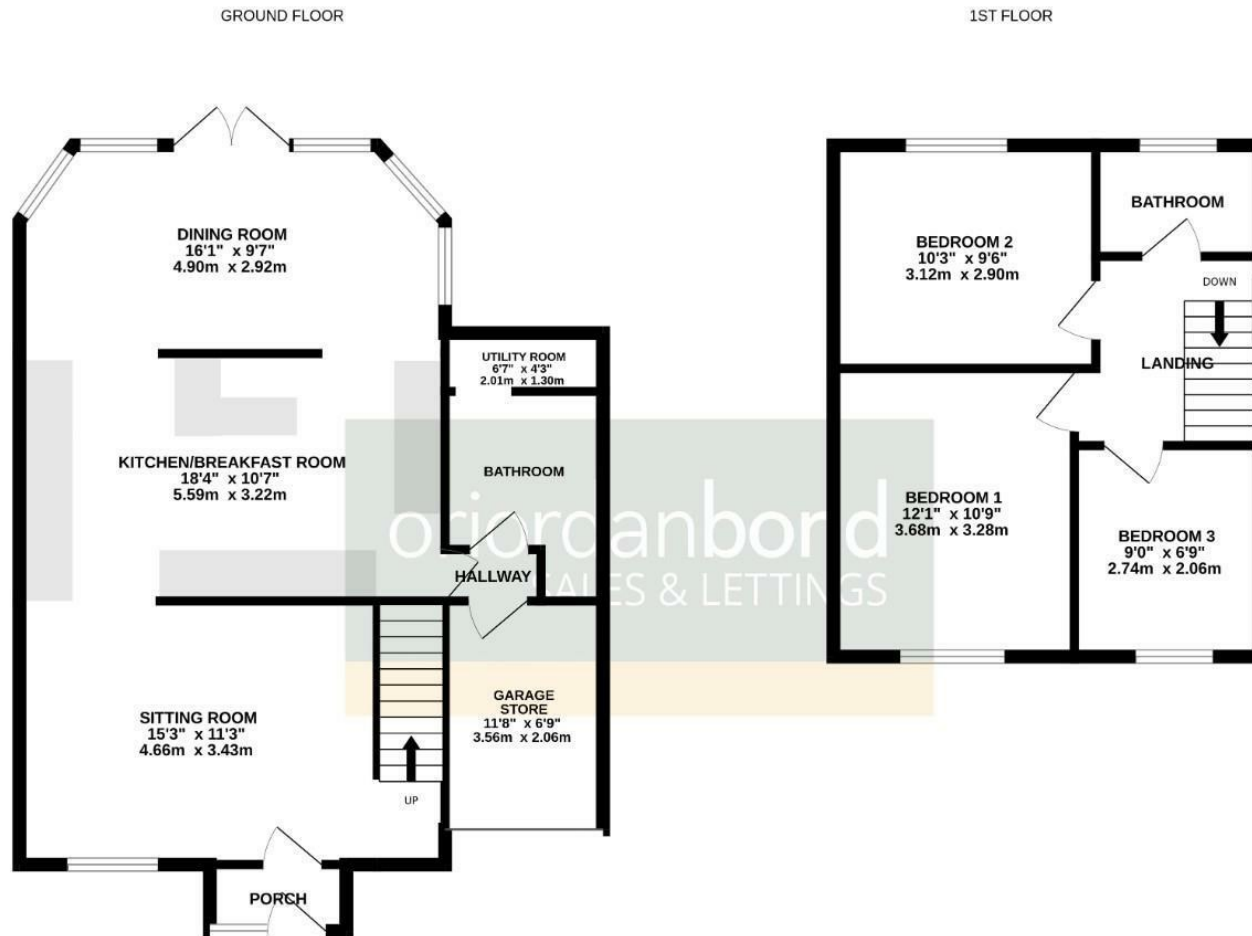
**An extended and modernised three bedroom semi-detached home situated in a quiet cul-de-sac location within Kingsthorpe. The property provides good access to local schools as well as all amenities along Kingsthorpe front.**

The accommodation comprises entrance hall, sitting room, re-fitted kitchen/breakfast room with built-in appliances open to a dining/family room, downstairs bathroom and utility area. To the first floor are three good size bedrooms and a family bathroom with walk-in shower. Outside is a private low maintenance rear garden with large patio area leading to artificial lawn and access to home office with bar and separate cabin. To the front of the property is a driveway providing off road parking for four vehicles leading to a garage store. Further benefits include gas radiator heating and uPVC double glazing. (B/1104/M)

- Extended three bedroom semi-detached home
- Two reception rooms
- Re-fitted kitchen/breakfast room with integrated appliances
- Gas radiator heating
- Enclosed low maintenance rear garden
- Ample off road parking







TOTAL FLOOR AREA : 1104 sq. ft. (102.6 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: B
- Energy Efficiency Rating: C

### 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 Kingsthorpe Sales**

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