



Vicarage Lane

East Haddon, Northamptonshire

oriordanbond
SALES & LETTINGS



Vicarage Lane

East Haddon
NN6 8DA

Guide Price
£325,000

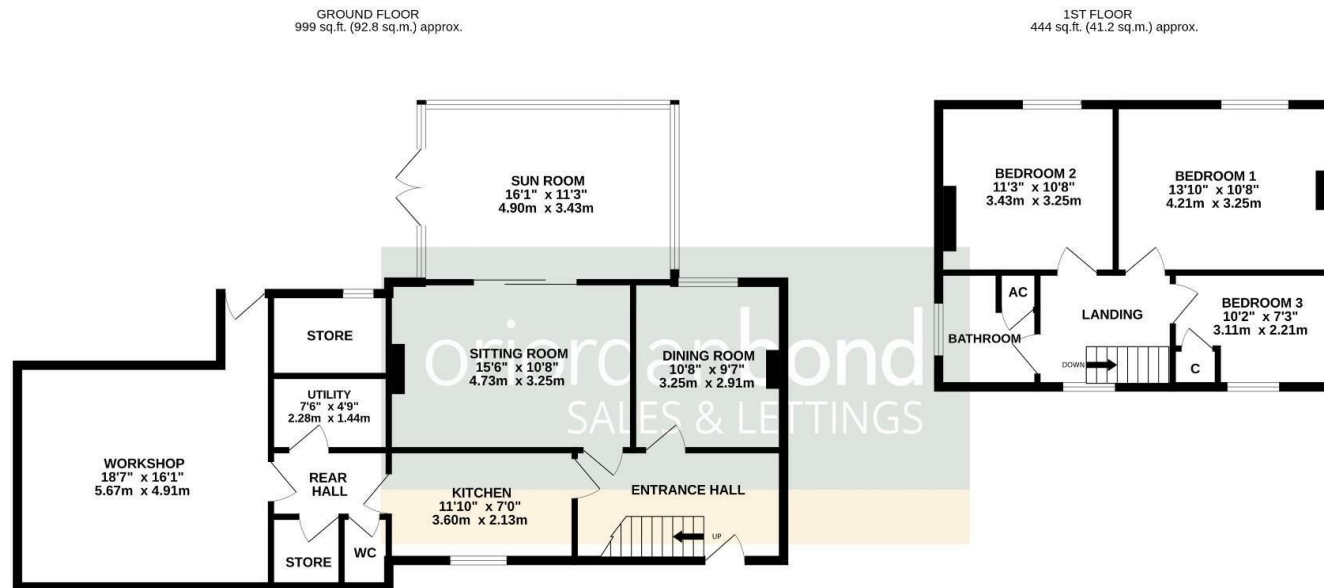
A fantastic opportunity to acquire a property with great potential, situated on a sought after quiet no-through road, in the desirable village of East Haddon. Offering over 1,200 sq. ftf of accommodation (excluding the workshop/potential garage) and 55ft x 45ft garden with adjoining 40ft x 20ft vegetable allotment, there is exciting scope for improvement.

This property represents a rare chance for buyers to create a wonderful family home tailored to their own style and requirements (subject to any necessary planning permissions.) Whilst the property would benefit from modernisation throughout, it offers good foundations including full double glazing, gas radiator heating with a newly installed Vaillant boiler fitted this year. To help prospective purchasers appreciate the space and possibilities on offer, we have carefully used image enhancement technology to digitally remove some furniture, personal belongings and general contents from selected internal rooms and exterior areas. These images are intended to provide a clearer impression of the property once vacant, helping buyers visualise the accommodation and grounds after completion. This is a superb opportunity for those seeking a project in a prime village location, with fantastic potential to renovate, extend or re-design (subject to planning.) (B/1215/L)

- A fantastic opportunity to acquire a property with great potential
- Three bedroom semi-detached house located in a no-through road
- Generous size plot offering potential to extend/develop
- uPVC double glazed throughout including 16ft x 11ft conservatory
- New Vaillant boiler fitted this year
- Workshop measuring 18ft x 16ft with potential to convert to a garage







GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

SQFT EXCLUDING WORKSHOP

TOTAL FLOOR AREA : 1215sq.ft. (112.9 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:

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.

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