Holdenby Lane

Earls Barton, Northamptonshire

oriordanbond
SALES & LETTINGS

Holdenby Lane

Earls Barton
NN6 0RN

Price
£545,000

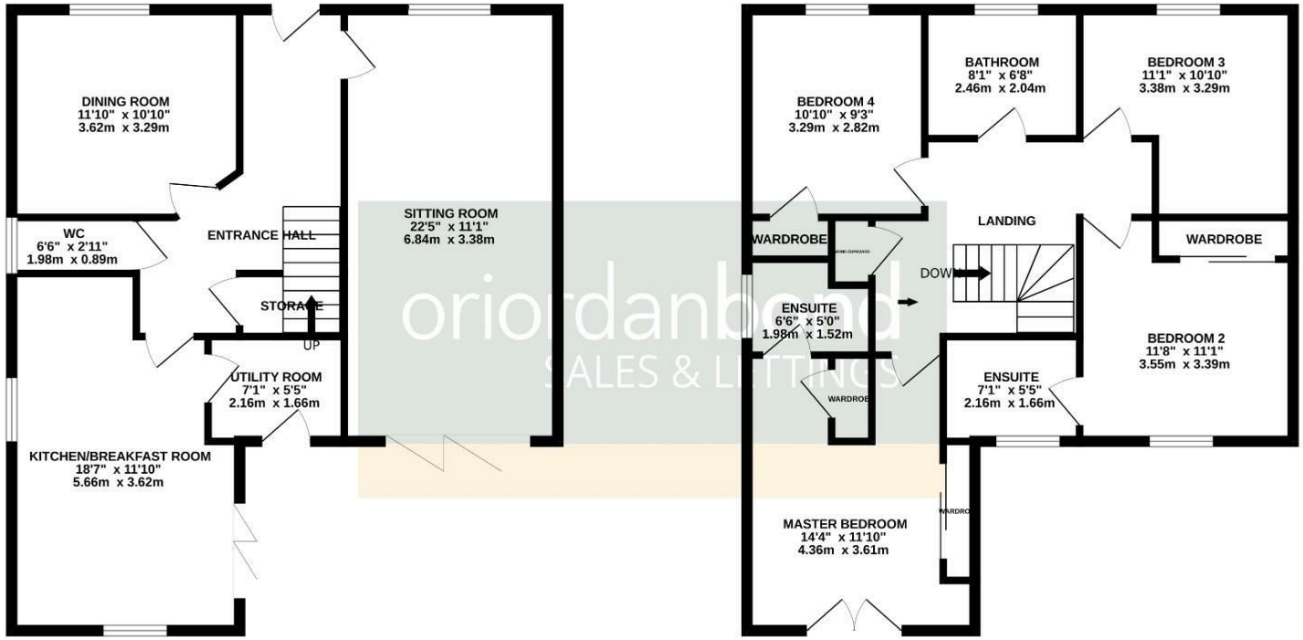
Set on a large corner plot with large private garden and stunning views over open countryside is this immaculately presented four double bedroom detached family home with two ensuite shower rooms, two reception rooms, upgraded kitchen/breakfast room, double garage and off road parking for two plus cars. Built 7 years ago by Messrs Mulberry Homes to their desirable 'Oakwell' design, the property is ideally located within the thriving village of Earls Barton with superb walks on your door step and being sold with no onward chain.

Accommodation comprises spacious entrance hall, large sitting room with French doors to the rear garden, dining room, spacious kitchen/breakfast room with island and built-in appliances with French doors to the rear garden, utility room, cloakroom/WC, stairs to first floor landing, master bedroom with Juliette balcony enjoying views over open countryside, fitted wardrobes and en-suite shower room, second double bedroom with en-suite shower room and fitted wardrobes, third double bedroom, fourth double bedroom with fitted wardrobe and a four-piece family bathroom. Outside, the front is open with mature shrubs and block paved driveway providing parking for two cars leading to a double garage. To the rear is a large wrap around south/westerly facing garden, being enclosed, with side access, good size lawn with large storage shed and two patio areas ideal for entertaining. Further benefits include uPVC double glazing and gas radiator heating. (A/1508/M)

- Immaculate four bedroom detached on a corner plot
- Master and guest en-suite bedrooms
- Two reception rooms
- Upgraded kitchen/breakfast room with integrated appliances
- Large wrap around south/westerly facing garden
- Driveway and double garage

GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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: E
- 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.

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