



Connells

Holdenby Road
Northampton

Holdenby Road Northampton NN2 7RX

for sale
£285,000



Property Description

Connells are pleased to offer to the market this three bedroom semi-detached family home which is ideally located in a cul-de-sac in the popular area of Kingsthorpe.

Set within close proximity to local schools and amenities, the property in brief comprises entrance hall, living room with feature bay window and opens to the dining room. Re-fitted kitchen and family bathroom and three good size bedrooms.

There is a side lobby with a w.c and storage barn, and outside to the front of the house there is a gravelled driveway to the front providing off road parking for two cars side by side. To the rear of the property there is a mature lawned garden with shrub borders, a summer house and mature fruit trees.

Viewing of this spacious family home is highly advised to fully appreciate.

Entrance Hall

UPVC door to the front elevation. Further doors lead off to the living room and kitchen. UPVC double glazed window to the side elevation, wall mounted radiator, under stairs storage cupboard and stairs rising to the first floor landing.

Living Room

UPVC double glazed bay window to the front elevation. Feature open fireplace and wall mounted radiator. Open to the dining room.

Dining Room

UPVC double glazed French doors to the rear elevation leading out to the rear garden. Wall mounted radiator and space for a dining table and chairs.

Kitchen

Fitted kitchen with a range of wall and base level units. Sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise two electric oven and electric hob with stainless steel cooker hood over. Plumbing for washing machine and UPVC double glazed to the rear elevation and partly glazed door to the side elevation leading to the side lobby.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation and access to the loft space.

Bedroom One

UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with rain fall shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Outside

Side Lobby

Connecting doors to storage room, w.c and kitchen. Further door provides access to the rear garden.

W.C

Low level flush w.c.

Front Garden/ Parking

Gravelled driveway providing off road parking for two cars side by side. Flower borders and retaining fencing. Gated access to the side lobby and leading to the rear garden. Pathway to the front door.

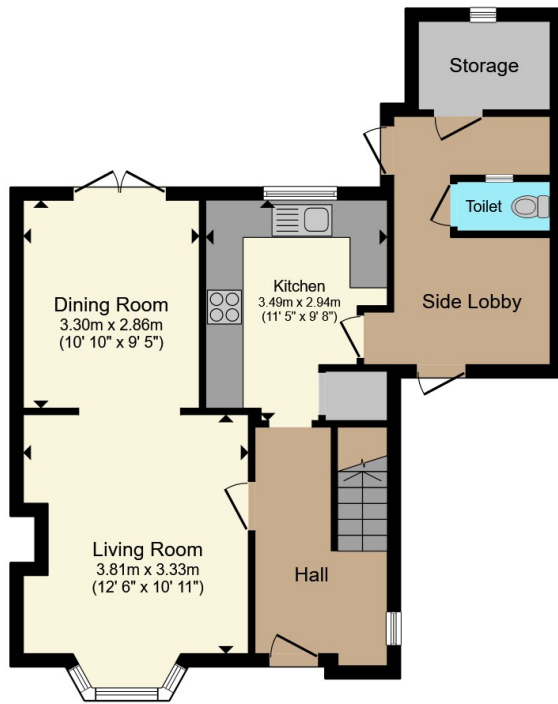
Rear Garden

Mainly laid to lawn with mature fruit trees and flower and shrub borders. Gravelled area Retaining timber fencing and timber summer house.

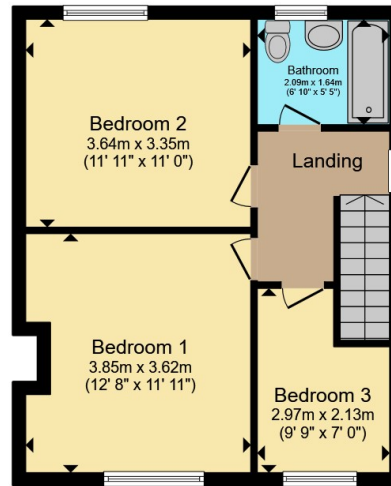
Council Tax Band

B





Ground Floor



First Floor

Total floor area 99.0 m² (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harbrough Road KINGSTHORPE
NORTHAMPTON NN2 7SL

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/KTP408369

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP408369 - 0003