

Back Lane

Holcot, Northamptonshire

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SALES & LETTINGS



Back Lane

Holcot
NN6 9SL

Guide Price
£525,000

An exceptionally well presented detached property, situated on a quiet lane, in the charming village of Holcot. The village has a strong community feel with a pub and village hall and is within walking distance of Pitsford Reservoir. Just a short distance away is Brixworth village with a wide range of ameneties including shops pubs restaurant, cafes and post office. The Old Orchard has been refurbished and maintained to a very high standard by the current sellers.

The accommodation includes entrance hall, cloakroom/WC, spacious sitting room, separate dining room, re-fitted high specification 'Wren' kitchen with an extensive range of storage units, fitted appliances including range cooker, breakfast bar island and quartz work surfaces. First floor landing, bedroom one with generous size re-fitted Jack and Jill en-suite bathroom with separate double shower cubicle, guest bedroom also with en-suite shower room and two further well proportioned bedrooms. Outside is good size frontage with block paved driveway leading to a gated carport. The rear garden is landscaped with many features including two good size patio/seating areas and to the rear is an insulated summerhouse. Further benefits include solar panels, uPVC double glazing and air source heating. (A/1560/M)

- Exceptional four bedroom detached property
- Guest bedroom en-suite and separate Jack and Jill bathroom
- Eco features to include solar panels and battery storage
- Re-fitted high specification 'Wren' kitchen with built-in appliances
- Landscaped rear garden with insulated summerhouse
- Block paved driveway with gated carport & garage









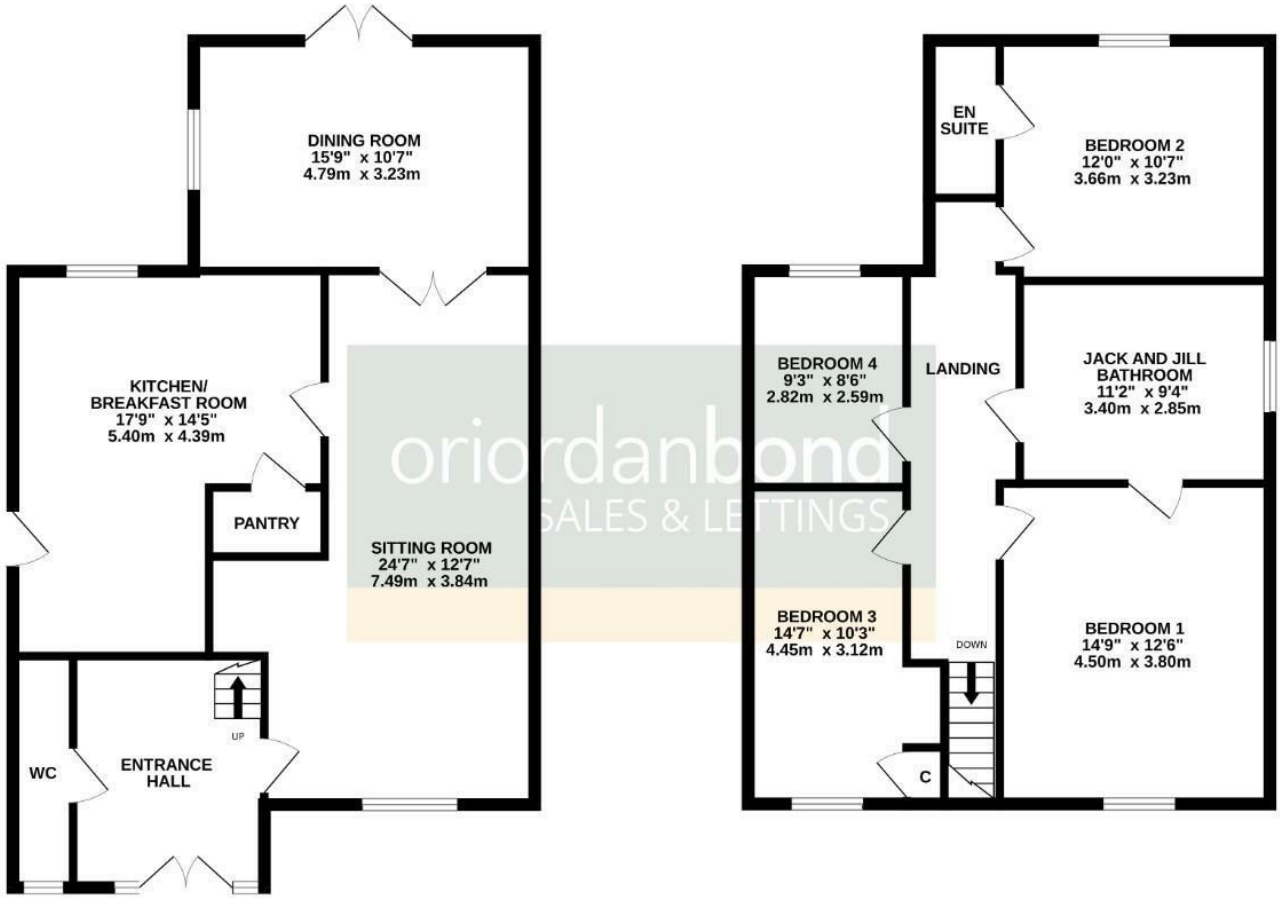






GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.

1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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: E
- 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.

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