

**56 Holdenby Road, East Haddon, Northampton, NN6 8DH**  
**£375,000 Freehold**

A two bedroom detached bungalow situated on the very edge of the village with superb far reaching countryside views. It has a hall, lounge, dining room, conservatory, kitchen, two bedrooms, shower room and wet room. There is a long block paved driveway, carport, garage and landscaped rear garden from which the side and rear facing views can be appreciated. The property has uPVC double glazing, radiator heating and is offered with no onward chain. EPC Rating D. Council Tax Band D.

**Detached Bungalow | Superb Views | Two Bedrooms | Two Reception Rooms | Garage | No Onward Chain**

**modern marketing · traditional values**

### ENTRANCE HALL

Entrance via front door. Two radiators. Airing cupboard. Access to loft space. Doors to:

### LOUNGE 6.15m x 3.33m (20'2 x 10'11)

Windows to front and side elevations. Two radiators. Fireplace with coal effect gas fire.

### DINING ROOM 3.96m max x 3.23m (13'0 max x 10'7)

Radiator. Double doors to conservatory.

### CONSERVATORY 2.90m x 3.63m (9'6 x 11'11)

uPVC double glazed construction. radiator. Door to garden.

### KITCHEN 5.56m x 2.21m (18'3 x 7'3)

Window to side elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated fridge and freezer. Built in oven, grill, hob and extractor. One and half bowl sink and drainer unit. Space for dishwasher. Tiled splash backs.

### BEDROOM ONE 3.96m x 3.33m (13'0 x 10'11) including wardrobes

Windows to side and rear elevations. Radiator. Fitted wardrobes.

### BEDROOM TWO 3.81m x 3.33m (12'6 x 10'11) including wardrobes

Window to side elevation. Radiator. Fitted wardrobes.

### SHOWER ROOM 1.93m max x 1.30m max (6'4 max x 4'3 max)

Radiator. / heated towel rail. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled walls.

### WET ROOM 1.98m x 1.63m (6'6 x 5'4)

Window to side elevation. Radiator / heated towel rail. Suite comprising shower and screen, WC and wash hand basin. Tiled walls.

### COVERED PASSAGE 5.16m x 1.37m (16'11 x 4'6)

Doors to the front, rear and garage.

### OUTSIDE

#### FRONT GARDEN

Lawn with planted borders. Block paved driveway for several vehicles.

#### CARPORT

#### GARAGE 5.16m x 2.46m (16'11 x 8'1)

Up and over door. Power and light connected.

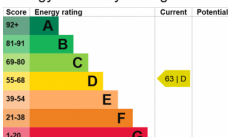
#### REAR GARDEN

Lawn with established borders. Large patio area. Two sheds and a summer house.

#### DRAFT DETAILS

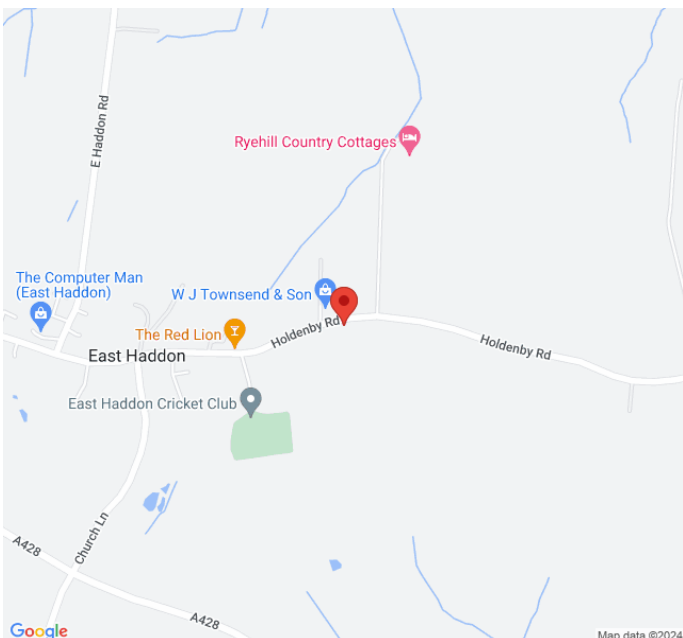
At the time of print, these particulars are awaiting Vendor(s) approval.

Energy Efficiency Rating



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

The property is located within the parish of East Haddon, which is a small village, 8 miles from Northampton, It has a thriving community spirit and a variety of clubs and societies. The village playing field, easily accessed from the adjacent footpath has a children's play area as well as tennis, football, cricket and a licensed pavillion. It has a pub/hotel, The Red Lion, a church, village hall and primary school rated outstanding by Ofsted which feeds into Guilsborough Secondary School less than 4 miles away. Long Buckby provides a wide range of local amenities within 2 miles, including a doctors, dentists, shops, restaurants and take-aways. Within 2.5 miles is the railway station on the London Euston and Birmingham New Street line. Access to the M1 motorway Junctions M16 and 18 and A5 are less than 7 miles away via the A428.

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