



**The Croft, 59, Holdenby Road**  
East Haddon, Northamptonshire

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TOWN & COUNTRY









## The Croft, 59

Holdenby Road

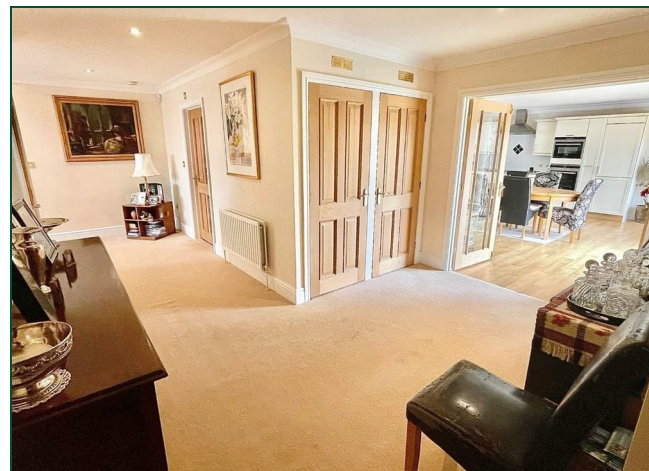
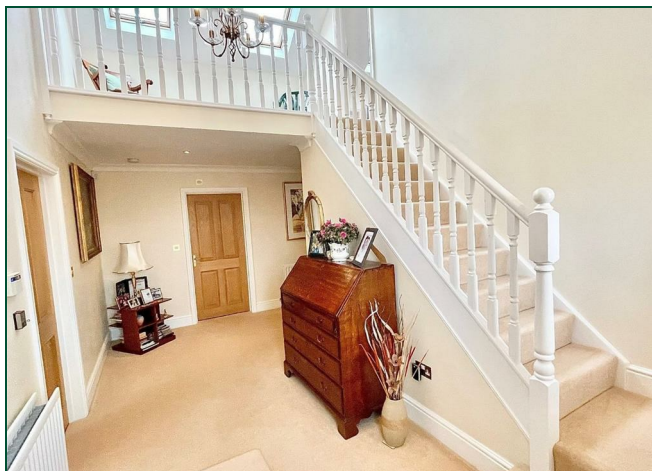
East Haddon NN6 8DH

£700,000

A superb detached property, offering over 2,300 square feet of accommodation, constructed on a delightful south facing plot adjacent to fields in the highly regarded village of East Haddon. East Haddon is located 7 miles west of Northampton surrounded by un-spoilt countryside and has a public house/restaurant 'The Red Lion', church, primary school and within the well regarded Guilsborough secondary school catchment area.

Accommodation comprises reception hall, 18ft square kitchen/dining/family room, utility/boot room with access to the double garage, large sitting room with feature fireplace and triple aspect onto the garden and fields beyond, three double bedrooms all with built-in wardrobes and access to en-suite shower rooms, fourth bedroom/reception room and a family bathroom. To the first floor is a galleried landing and three further rooms (two interlinking rooms and one with fitted wardrobes) ideal for the use of either two further bedrooms/offices/hobby rooms. Outside to the front is an enclosed garden, ample off road parking and an attached double garage. To the rear is a well tended south facing garden which is mainly laid to lawn with two large patio areas. (A/2768/L)

- Superb four/five bedroom detached residence
- Master and guest bedrooms with en-suites
- 18ft square kitchen/dining/family room
- Well tended south facing garden
- Ample off road parking and double garage
- Sought after village location



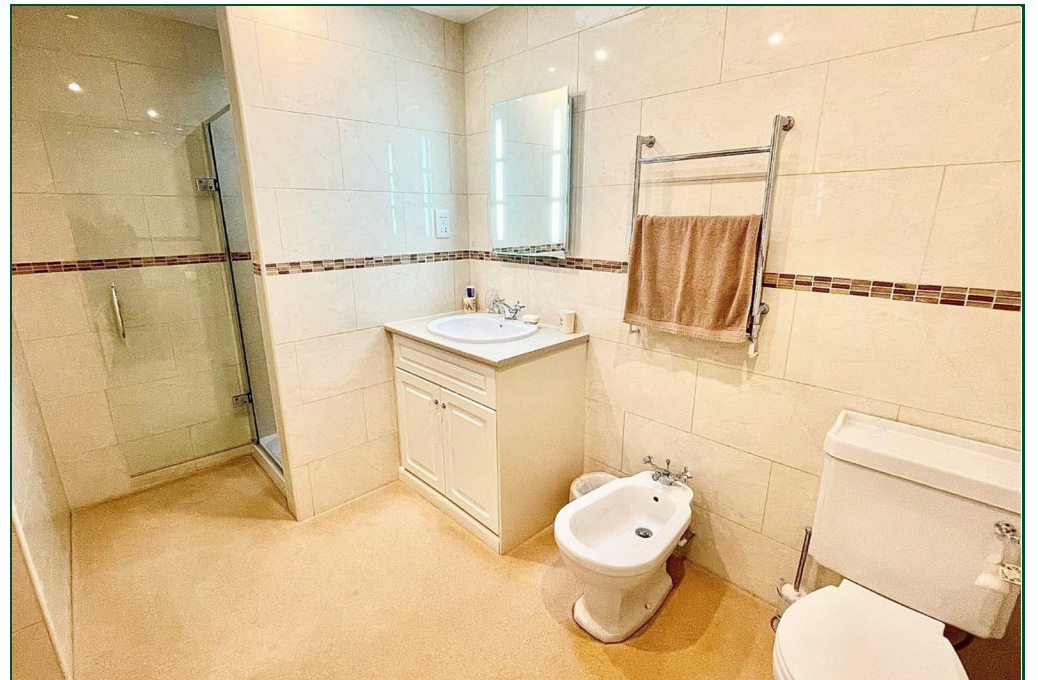








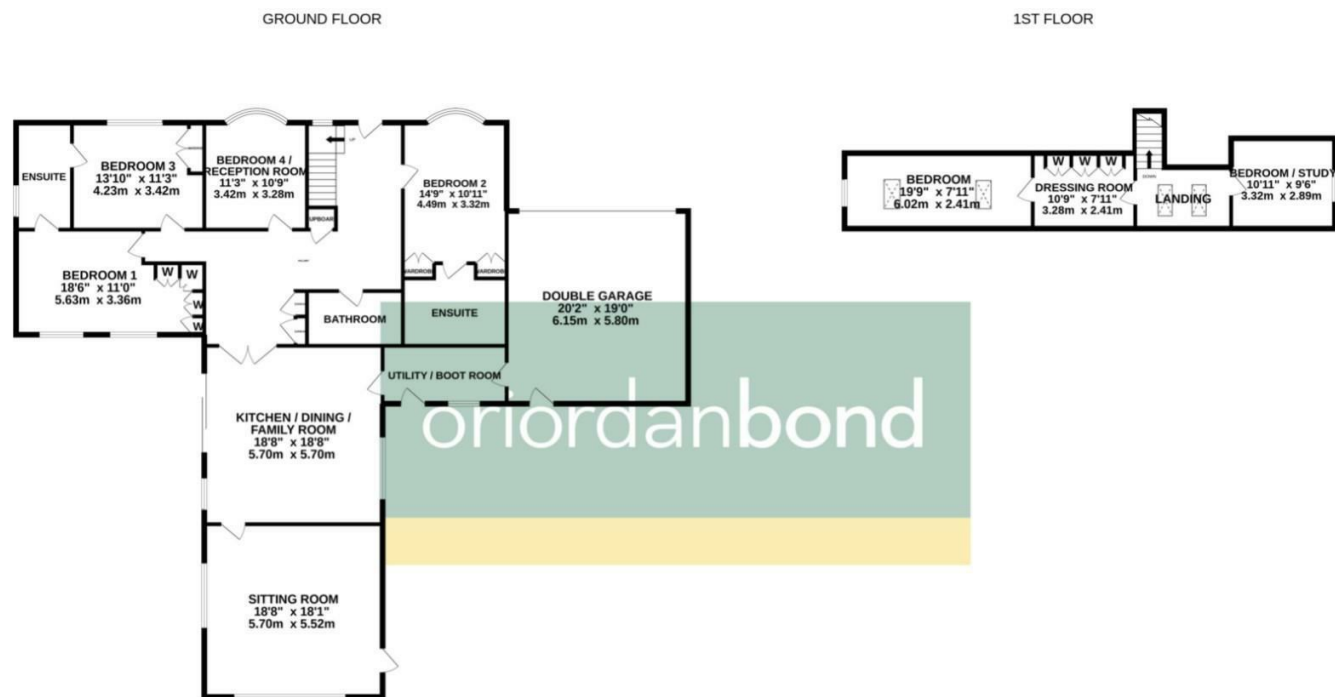












TOTAL FLOOR AREA : 2768 sq.ft. (257.2 sq.m.) approx.

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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