



Holdenby Road
Spratton, Northamptonshire

oriordanbond
SALES & LETTINGS



Holdenby Road

Spratton
NN6 8JD

Guide Price
£535,000

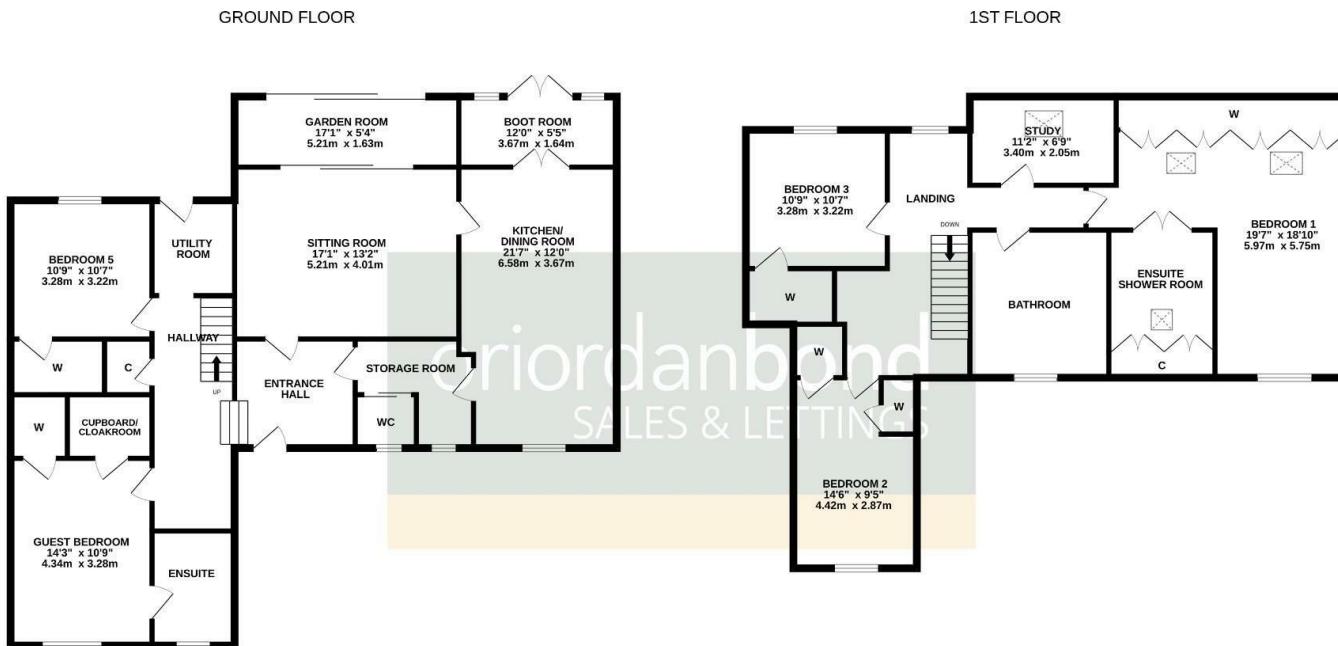
A mature detached split-level property in the highly sought after village of Spratton to the North/West of Northampton. This super detached property is an ideal family home which offers versatile accommodation of just over 2,400 square feet and occupies a generous individual plot with its own drive and set well back from the road in an elevated position. There is large frontage with generous parking for numerous vehicles. The property has been improved and well maintained by the current sellers.

The accommodation includes spacious entrance hall, storage room with access to cloakroom/WC, sitting room, fitted kitchen/dining room with built-in appliances and central island with breakfast bar, boot room, garden room, lower level inner hallway approached from the main entrance hall giving access to a guest bedroom with built-in bedroom furniture, pull down guest bed, en-suite bathroom and large storage cupboard, bedroom five with built-in wardrobe, first floor landing, main bedroom suite with wall to wall fitted wardrobes and en-suite shower room, study/nursery, two further double bedrooms and family bathroom/WC. Outside is an individual drive which leads to a large parking area and private front garden. There is a good size garden to the side with plenty of room to extend (subject to planning permission) which leads to the private rear garden with lawn areas, patio with pergola over and enclosed by fencing. (B/2423/M)

- Five bedroom split-level detached family residence
- Two en-suite bedrooms
- Fitted kitchen/dining room
- Separate boot room and garden room
- Good size side and rear gardens
- Generous plot with ample off road parking







TOTAL FLOOR AREA: 2423 sq ft (225.1 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:

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.

O'Riordan Bond Brixworth Sales

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