

83 Holdenby Drive  
Priors Hall Park  
Northamptonshire  
NN17 5EG

£250,000

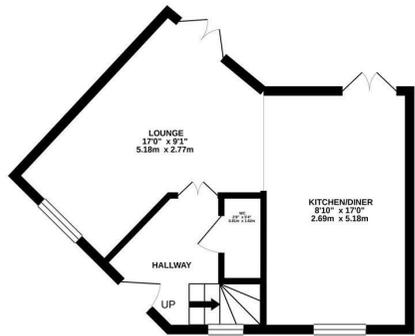


OSCAR JAMES

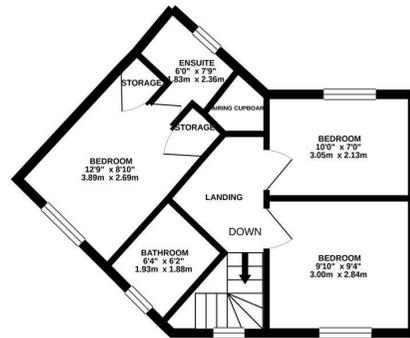
...expect excellence

# FLOOR PLANS

GROUND FLOOR



1ST FLOOR



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 is given as to their operability or efficiency can be given.  
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## AT A GLANCE...



Dual aspect Lounge



Kitchen dining room with fitted appliances



Three sizable bedrooms



En-suite to master & Family bathroom



Garden with patio and decking to the rear



Driveway for two cars



## WHAT'S GREAT?

A fantastic three bedroom home situated on the popular Priors Hall Development. This spacious property is less than two years old and boast a fantastic open plan layout to the ground floor.

Upon entering this property the sizeable entrance hall boast stairs rising to the first floor, there is also a large window to the front which floods the stairs, landing and hallway with natural light, the cloakroom is also accessible from the entrance hall, whilst the tiled flooring leads the way through the double doors into the open plan living/kitchen & dining space.

The open plan living/kitchen dining space is a fantastic entertaining area, the lounge sits to the left hand side of the property and runs the full length of the property.

To the right is the kitchen/diner, being under two years old the kitchen is in great order and boasts fitted appliances, the dining area has French doors leading to the rear garden.

The first floor is home to a landing which gives access to a large storage cupboard, family bathroom, and all three bedrooms including the master bedroom which boasts built in wardrobes and ensuite.

Externally this property features a good size rear garden, which is mainly laid to lawn but also has a large patio area and a decked area perfect for seating.

To the front of the property there is lawned boarders and a double length driveway which runs to the side of the property leading to the pedestrian gated rear access.

...expect excellence



# SELLER'S SECRET

We brought this property 2 years ago and have been very happy here, This home has not just been home to us but our Labrador and our new born baby.



## Why we like it....

We love the design, the style and everything this property has to offer. as three bed semi-detached houses go, it does not get much better than this, the open plan living space is exceptional, and upstairs there are three decent bedrooms along with a family bathroom and an ensuite. we don't expect this to hang around for long.

To buy or not to buy....

# OSCAR JAMES

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