3 Holdenby Road
Spratton
NORTHAMPTON
NN6 8JD

Guide Price £300,000

- NICE PLOT
- THREE BEDROOM
- DETACHED BUNGALOW
- EARLY VIEWING ADVISED
- HIGHLY DESIRABLE VILLAGE
- NO CHAIN
- PARKING
- ENERGY EFFICIENCY RATING: TBC

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Situated in the sought after village of Spratton, this detached bungalow offers excellent potential. The accommodation includes two/three bedrooms, a kitchen, bathroom, and one/two reception rooms. Outside, the property benefits from parking and attractive gardens.

Ground Floor

Entrance Hall
Accessed via rear door, the hallway offers loft access, radiator, and doors to all rooms.

Lounge
13'11" x 10'0" (4.26m x 3.06m)
Cosy yet spacious with bay window and access to the private rear garden, side window, feature fireplace, TV point, and radiator. Door through to:

Kitchen
10'0" x 10'0" (3.06m x 3.06m)
Functional and bright, with front facing window, sink set into base units with work surfaces, tiled splashbacks, pantry cupboard, breakfast bar, plumbing for washing machine, and space for cooker. Door to side.

Dining Room/Bedroom Three
10'0" x 10'0" (3.07m x 3.05m)
A flexible space currently used as a dining room but equally suitable as a third bedroom. Includes front facing window, fitted wardrobes, and radiator.

Bedroom One
12'1" x 7'11" (3.7m x 2.43m)
A double bedroom with window to the rear and radiator.

Bedroom Two
12'1" x 7'11" (3.7m x 2.43m)
With fitted wardrobes and window to the side aspect, this bedroom offers ample storage and a radiator.

Bathroom
Window to the front, white suite comprising WC, pedestal wash hand basin, quadrant shower cubicle, tiled splash areas, and radiator.

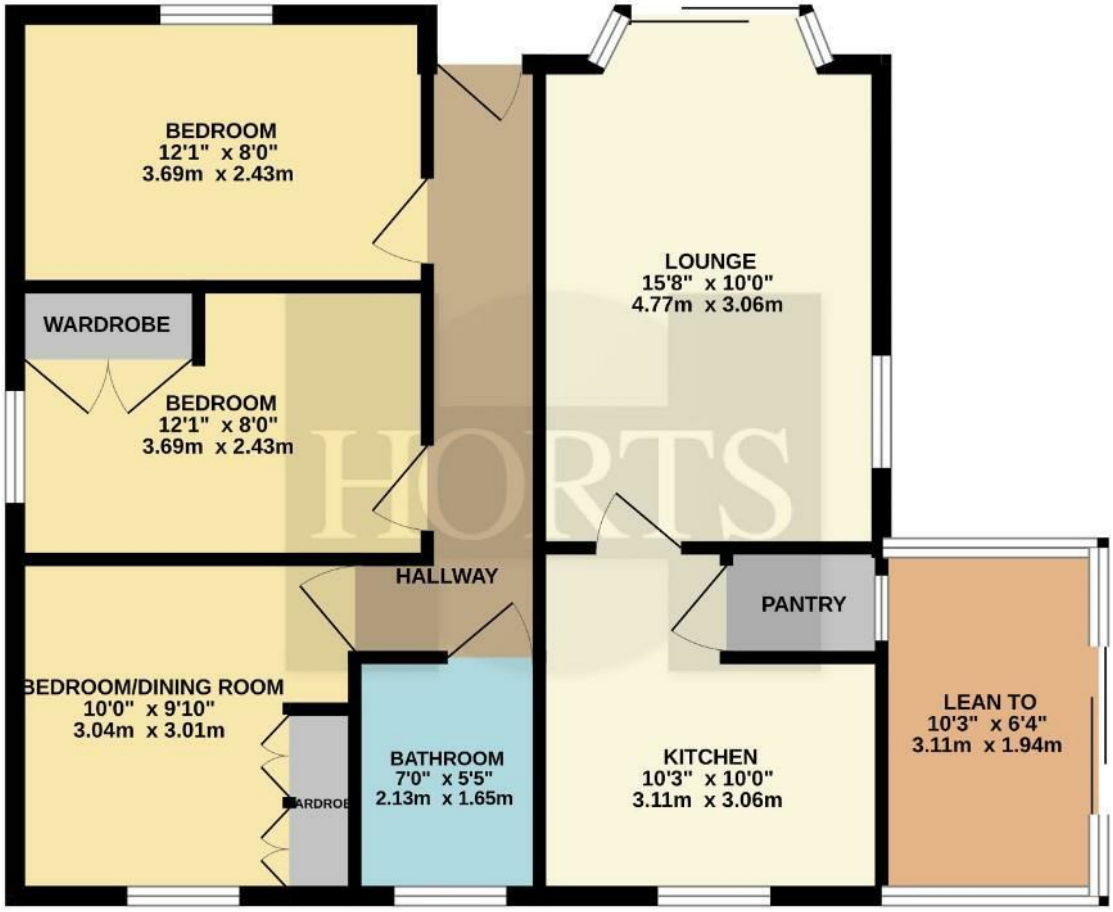
Front Garden
Benefits from a generous lawned front garden with timber shed and mature planting.

Rear Garden
A private, south facing garden predominantly laid to lawn with mature shrubs and established borders.

Agents Notes
West Northamptonshire Council.

Council Tax Band: C

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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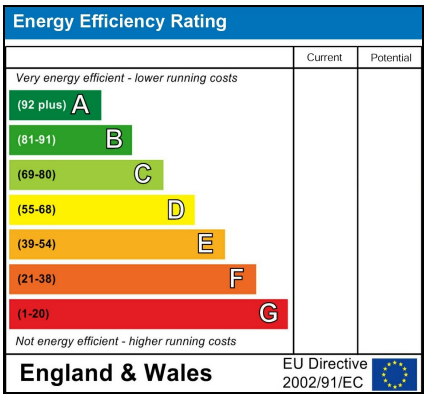

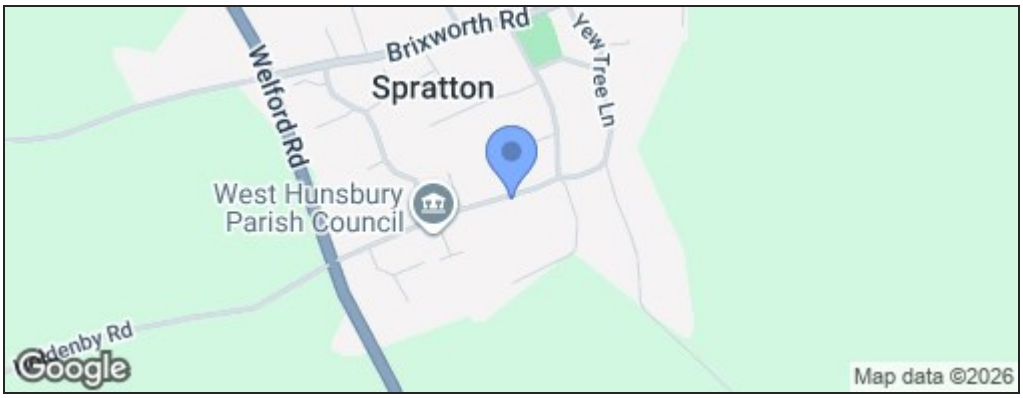

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