



Total area: approx. 66.4 sq. metres (714.8 sq. feet)



28 Holdenby Lane, Earls Barton, Northampton, NN6 0RN

£249,995

NO CHAIN!

Offered to the market, is this well presented two bedroom property, in the sought after village of Earls Barton. The property comprises of an Entrance Hall, kitchen, lounge diner, downstairs WC, two double bedrooms, a family bathroom, gas central heating and off road parking. Upon entering, you are greeted with a generous hallway, which accesses the kitchen from the front aspect, and the lounge diner at the rear. The lounge also features patio doors opening out onto the rear garden. There is the addition of a downstairs WC to conclude the ground floor. Upon the first floor, the property offers two double bedrooms and a family bathroom, with the main bedroom benefiting from built in wardrobes, and adequate space for additional wardrobes or a chest or draws. The second bedroom is equally as spacious, and benefits from a built in cupboard. Externally this property boasts a low maintenance private rear garden that features an open decking space, and artificial grass. Additionally there is a large shed and access out to the parking for this property, which benefits from two allocated spaces. The property is located a short walk from the centre of the village, where you will find an array of coffee shops, two pubs, convenience stores, and good infant & junior schools.

This pleasant property is offered to the market with no chain, please call Hawksbys to arrange your viewing!

EPC - B
Council Tax - B



Entrance Hall

Kitchen
12'2" x 6'3"

Lounge/Diner
15'5" x 13'2"

WC
6'6" x 3'1"

Landing

Bedroom 1
9'11" x 13'2"

Bedroom 2
6'6" x 13'2"

Bathroom
7'3" x 6'4"



Tenure: Freehold
Council Tax Band: B

Viewing strictly by
appointment with
Hawksbys on 01933
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

