



A VERY WELL PRESENTED DETACHED BUNGALOW situated to the outer edge of the HIGHLY REGARDED VILLAGE OF EAST HADDON with STUNNING VIEWS to the rear. Accommodation briefly comprises of entrance hall, 19'4 LOUNGE, kitchen, dining room, CONSERVATORY, wet room, further shower room and TWO DOUBLE BEDROOMS. Outside there is a GENEROUS REAR GARDEN offering a GOOD DEGREE OF PRIVACY and benefitting from OUTSTANDING COUNTRYSIDE VIEWS plus a front garden with BLOCK PAVED DRIVEWAY affording off road PARKING FOR SEVERAL VEHICLES, a SINGLE GARAGE and CARPORT. Other benefits include Upvc double glazing and GAS TO RADIATOR HEATING. Fast Find 12439 , Energy Rating - D



fast find  
**12439**

Long Buckby Office

**01327 844111**

5C High Street, Long Buckby, Northants, NN6 7RE

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20 photos available  
on our **Website**



1 floorplans available  
on our **Website**

**£360,000**

**56 Holdenby Road, EAST HADDON**



## Entered via

Via an opaque Upvc double glazed door into:

## Entrance Hall

Access to loft space, built in airing cupboard, radiator, doors to:

## Lounge 20'3" x 11' (6.17m x 3.35m)

A good size room with the main focal point being a modern brushed steel effect electric fire set onto a modern surround and mantle, wall light points, Upvc double glazed window to front



and side aspect with single panel radiator under, laminate, TV point.

## Kitchen/Breakfast Room 18'3" x 7'4" (5.56m x 2.24m)

Fitted with a range of eye and base level units with rolled edge work surfaces over, inset single bowl stainless steel sink unit with dual drainers, tiling to water sensitive areas, electric cooker, space and plumbing for dishwasher, space and plumbing for washing machine, built in fridge/freezer, Upvc

double glazed window to side aspect and Upvc double glazed door to side aspect. Upvc double glazed door to:

## Conservatory 13' x 10'2" (3.96m x 3.10m)

A delightful addition to the property to appreciate the views, built of double glazed units onto dwarf wall with

double glazed door opening out onto the rear garden.

## Wet Room

Fitted with a white suite comprising of low level WC, pedestal wash hand basin and corner shower with power shower fitted. Full tiling to all walls, frosted Upvc double glazed window to side aspect with single panel radiator under.



### **Shower Room**

Fitted with a white three piece suite comprising of low level WC, pedestal wash hand basin and fully tiled shower cubicle with electric shower over, tiling to water sensitive areas, spotlights, shaver point, single panel radiator, extractor fan.

### **Bedroom One 13' x 11' (3.96m x 3.35m)**

A good size double bedroom with Upvc double glazed window to rear aspect and Upvc double glazed window to side aspect, single panel radiator.



### **Bedroom Two 12'6" x 11' (3.81m x 3.35m)**

Another double bedroom with Upvc double glazed window to side aspect with single radiator under.

### **Outside**

#### **Front**

The bungalow has a generous frontage with recently laid driveway providing off road parking for numerous vehicles and leading to the garage.

#### **Rear**

At the rear of the garage is a timber built workshop. The rear



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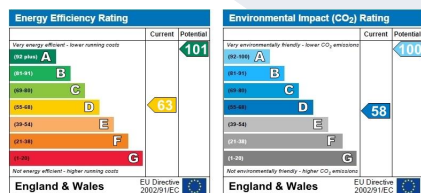
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garden is well tended and has views to the rear over open countryside.

**Garage 16'8" x 8'2" (5.08m x 2.49m)**

Up and over door, power and light connected.



**Viewing strictly by appointment with the agent**



#### Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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**£350,000 and the asking price**

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