



16 HOLBEIN GARDENS, WEST HUNSBURY, NORTHAMPTON NN4 9XT

Reception hall | Sitting room | Dining Room | Study | Kitchen
Breakfast room | Utility | Cloakroom | Four bedrooms | Two
Bathrooms | Double Garage | Parking | Gardens | EPC
Rating D

Northampton Train Station – 4 miles
M1 Motorway Junction 15a – 2.5 miles
All times and distances are approximate

THE PROPERTY

Spacious reception hall with oak floor, staircase, and cloakroom off. Large sitting room with central fireplace with fabulous stone surround and mantelpiece, with gas living flame fire. French doors onto garden.

Good size dining room, with dado style rail and oak floor. Study with oak floor and window overlooking the driveway.

Kitchen breakfast room, with range of refitted cabinets with granite tops and breakfast peninsula. Integrated hob, double oven, extractor, fridge, freezer, and dishwasher. Utility room comprising, sink, cabinets, space for laundry appliances and door to garden.

The first-floor landing has an oak floor. Principal bedroom comprising a range of fitted wardrobes with mirror doors, two further wardrobes, Refitted ensuite comprising, shower, vanity unit with wash basin, toilet, and tiled floor and walls to water sensitive areas.

Two further double bedrooms with built in wardrobes. Bedroom four is a single room with built in wardrobe. Refitted house bathroom comprising, bath with shower over, vanity unit encasing wash basin, toilet, and heated towel rail.

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH THREE RECEPTION ROOMS, KITCHEN BREAKFAST ROOM, TWO BATHROOMS, AND DOUBLE GARAGE. SITUATED CLOSE TO THE COUNTRY PARK WITH EXCELLENT COMMUNICATION LINKS.



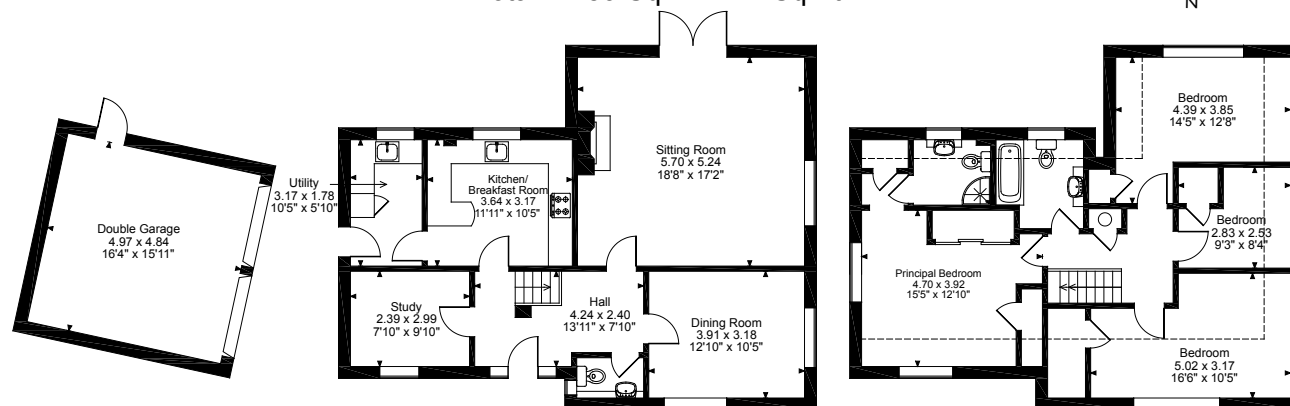
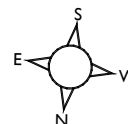
Outside

Situated at the end of a mature cul-de-sac, the property has a gravel driveway, providing generous parking facilities, leading to a Detached Double Garage, with twin doors, power, light, roof storage and door to garden.

The rear garden has a lawn, with flowering borders, and extends to the side with a generous patio and garden shed.



16 Holbein Gardens, Northampton, Northamptonshire
 Approximate Gross Internal Area
 Main House = 135 Sq M/1453 Sq Ft
 Garage = 24 Sq M/258 Sq Ft
 Total = 159 Sq M/1711 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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