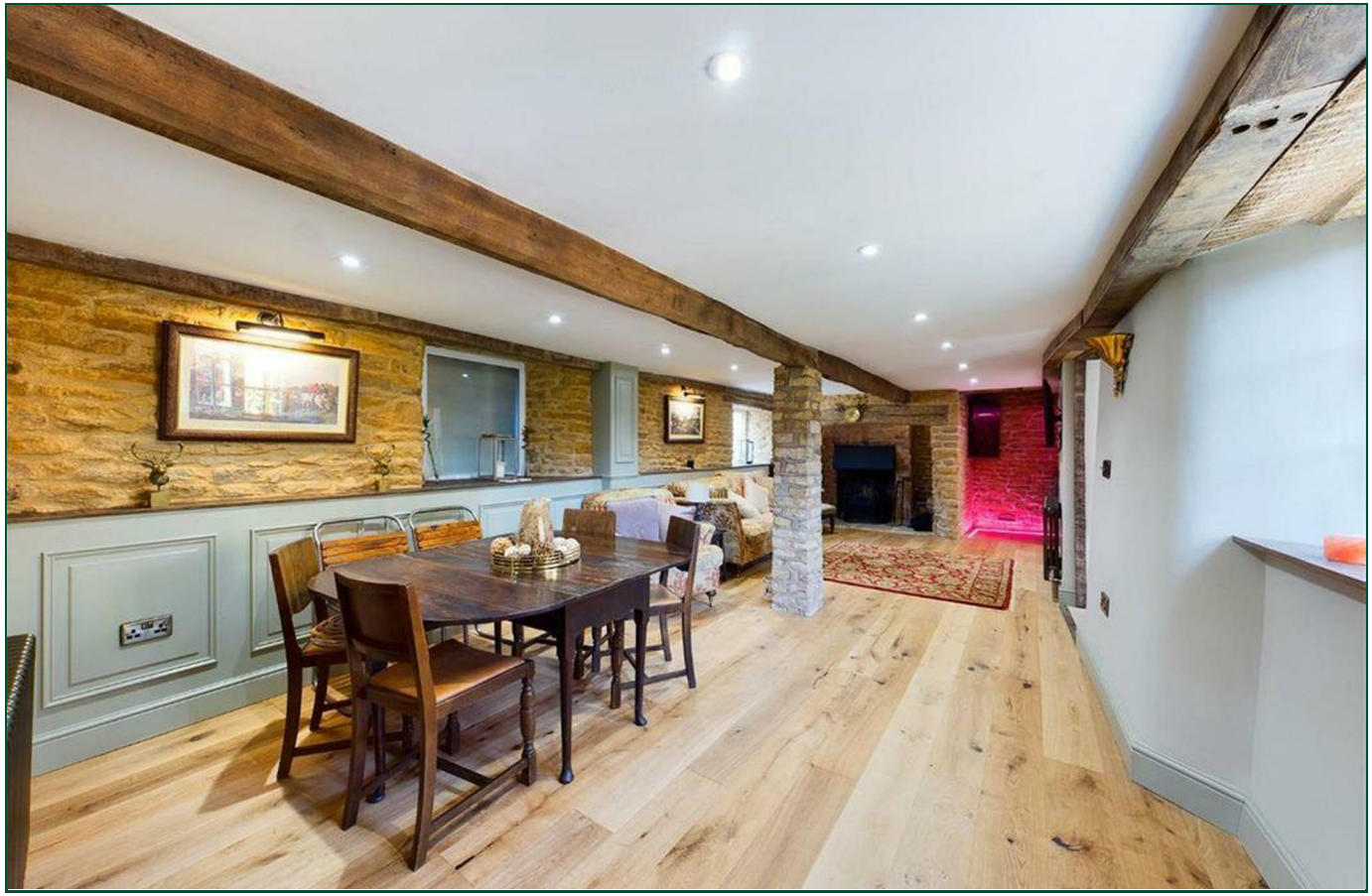


# Back Lane

Holcot, Northamptonshire

oriordanbond
SALES & LETTINGS



# Back Lane

Holcot
NN6 9SL

Guide Price
£580,000

**A stunning stone cottage situated in a quiet lane, in this popular village, on the North side of Northampton. The property has been refurbished to a very high standard with bespoke fittings and character features throughout. There are numerous character features including exposed beams, fireplaces and exposed stonework.**

The accommodation includes a spacious entrance hall with a mix of character beams and contemporary glass panelled staircase with oak finish, sitting/dining room with beams, exposed stonework, stone inglenook fireplace with solid fuel burner and small bar area, a separate snug/study with solid fuel fire and stone surround, re-fitted kitchen/breakfast room with quartz work surfaces which extend into the bay window, built-in appliances and breakfast bar and a large utility/boot room with great storage and access to the garden. To the first floor is a roomy landing with double sided open nook feature and access to all three double bedrooms including the master bedroom suite with dressing area including bespoke fitted wardrobes, opening from dressing area to luxury shower suite and steps which lead up to the bedroom, second bedroom with steps up to a mezzanine level over, third double bedroom with dual aspect windows and built-in wardrobe and a separate luxury fitted family bathroom. The property further benefits form double glazing and gas radiator heating. Outside is an enclosed private garden and landscaped gravelled parking area providing off road parking for three cars. (A/1507/M)

- Stunning three bedroom stone cottage
- Dressing area and shower en-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen/breakfast room
- Enclosed private garden
- Off road parking









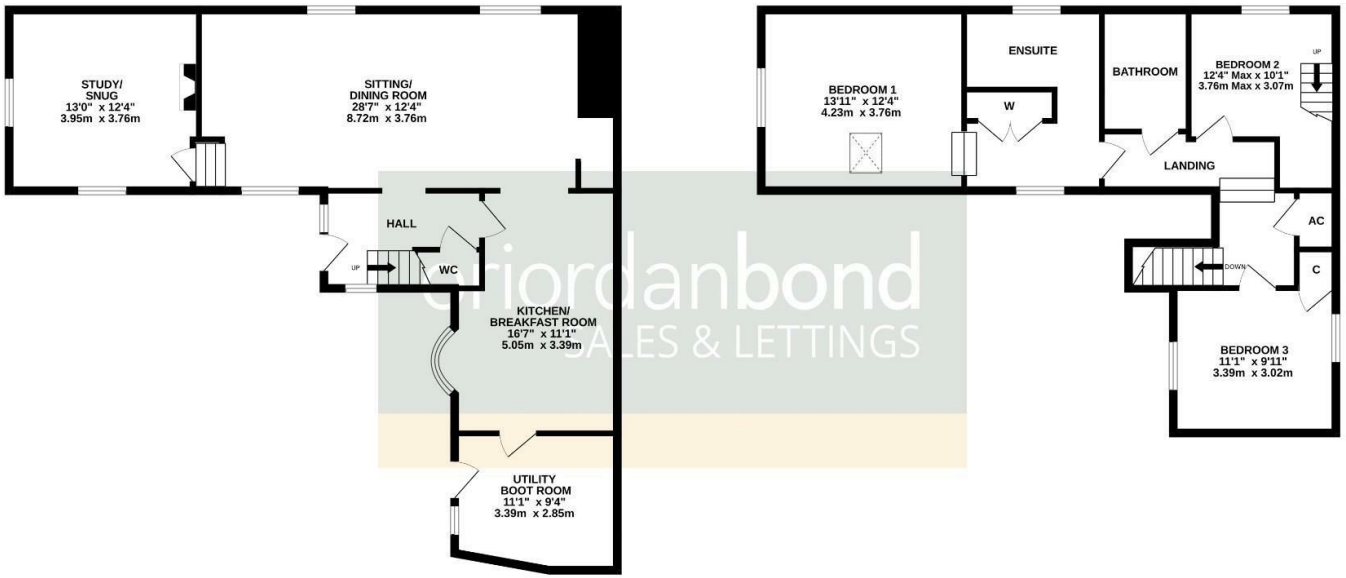






GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.




TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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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## Additional information

- Council Tax Band: E
- Energy Efficiency Rating: E

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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