

38 Holdenby Drive
Priors Hall Park
Northamptonshire
NN17 5EH

£216,950

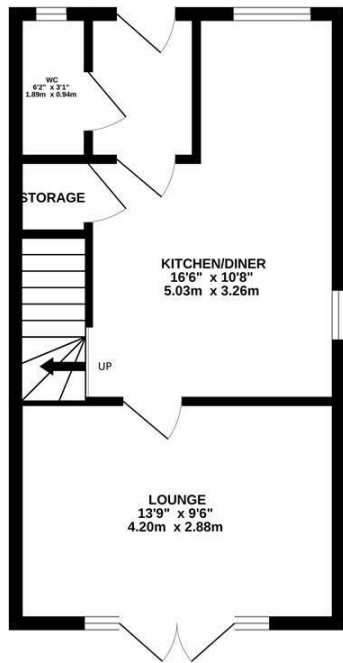


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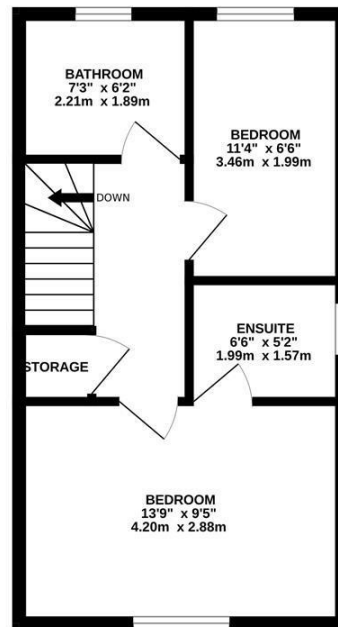
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FLOOR PLANS

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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AT A GLANCE...



The lounge sits towards the rear of the property and has double patio doors onto the back garden



Open Plan Kitchen/Diner has been finished to a light & airy neutral theme



Two good-size bedrooms to the 1st floor, with the master benefitting from ensuite



Family Bathroom, and master ensuite to 1st floor, with additional ground floor WC



Enclosed Rear Garden, offers a good degree of size and space, with both patio and lawned areas



Plentiful Off-Road Parking for multiple vehicles, which sits directly adjacent to the house



WHAT'S GREAT?

Situated in the ever popular Priors Hall Park Estate is this immaculately presented two bedroom semi-detached property with no onward chain - perfect for an investment or first time buyer!

This property is perfectly positioned close to an array of local amenities including a Sainsbury's Local, Primary/Secondary School and an abundance of local play parks. Located in over nine hundred acres of parkland; Priors Hall Park is the perfect area for families looking to relocate, those looking for a scenic retreat, or simply anyone looking for a modern style of living.

This property briefly comprises of:

An entrance hall leading through to a modern high-gloss kitchen-diner with an integrated oven and fridge/freezer. Following on from the dining area is a light and bright living room with French doors opening up onto the spacious garden, which is mostly laid to lawn with a large

patio; perfect for entertaining guests. A downstairs WC completes the ground floor.

To the first floor are two generously sized bedrooms with the master bedroom benefiting from its own en-suite shower room. Furthermore is a modern three piece family bathroom and storage cupboard.

Additional benefits include side gated access leading to the garden and off road parking for two cars provided with the property.

Call Oscar James now to book a viewing and to avoid disappointment.

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SELLER'S SECRET

This has been an investment property for us, the main draw of this home for us was the location, being on the ever popular Priors Hall Park, which is an ideal area for families given the nearby schools, parks, workplaces and shops.



Why we like it....

Perfect for first time buyers and investors, offering two spacious bedrooms with ensuite to master- a rare find for a 2-bedroom house having both family bathroom, ensuite, and downstairs WC. The rear garden is enclosed, offers a good degree of size and space, and there is also plenty of off road parking directly adjacent to the house- this home really does have it all!

To buy or not to buy....

OSCAR JAMES

13 New Post Office Square | Corby | NN17
1PB

01536 400900

www.oscar-james.com