



25 HOLDENBY LANE  
EARLS BARTON | NORTHAMPTON  
GUIDE PRICE £425,000



- sales
- lettings
- town & country

25 Holdenby Lane | Earls Barton | Northampton | NN6 0RN

Merrys are DELIGHTED to offer for sale this immaculate detached family home which is situated within the most sought after village of Earls Barton. The village is ideally situated between Northampton and Wellingborough and offers many amenities to include restaurants, public houses, supermarkets and schools. The property was built by Mulberry Homes in 2018 and is pleasantly situated within a cul-de-sac which offers a most spacious open feel. The accommodation comprises entrance hall, cloakroom/WC, lounge, kitchen/dining room, utility, four well proportioned bedrooms, en-suite shower room and family bathroom. Externally there are gardens to the front and rear and a single detached garage. The property also offers kitchen with integrated appliances to include double oven, gas hob and fridge/freezer, en-suite shower room with double shower cubicle, double glazing and gas central heating. An early viewing is highly recommended.

\*Please note that the sellers are related to an employee of Merrys Estate Agents\*



Wootton Hope Drive, Northampton, NN4 6DY  
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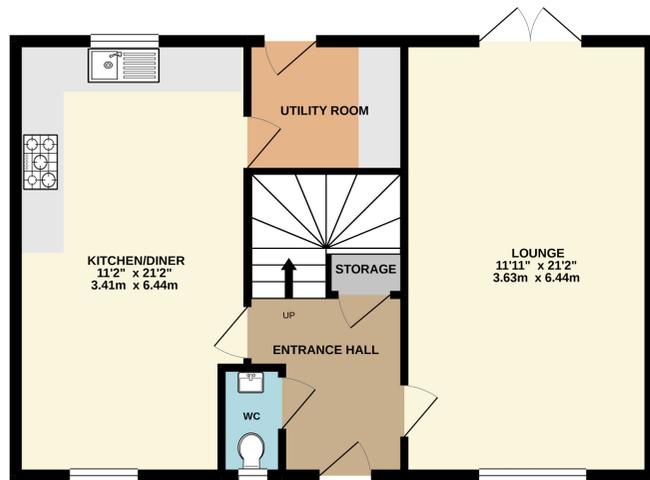




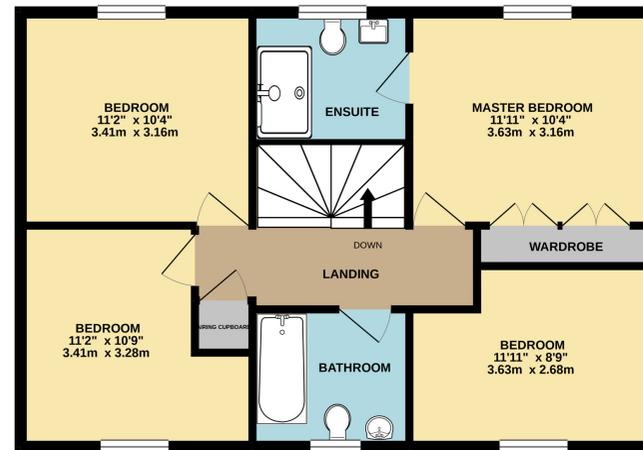
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GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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