



# The Rookery

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



## The Rookery

Grange Park  
NN4 5FY

Guide Price  
£425,000

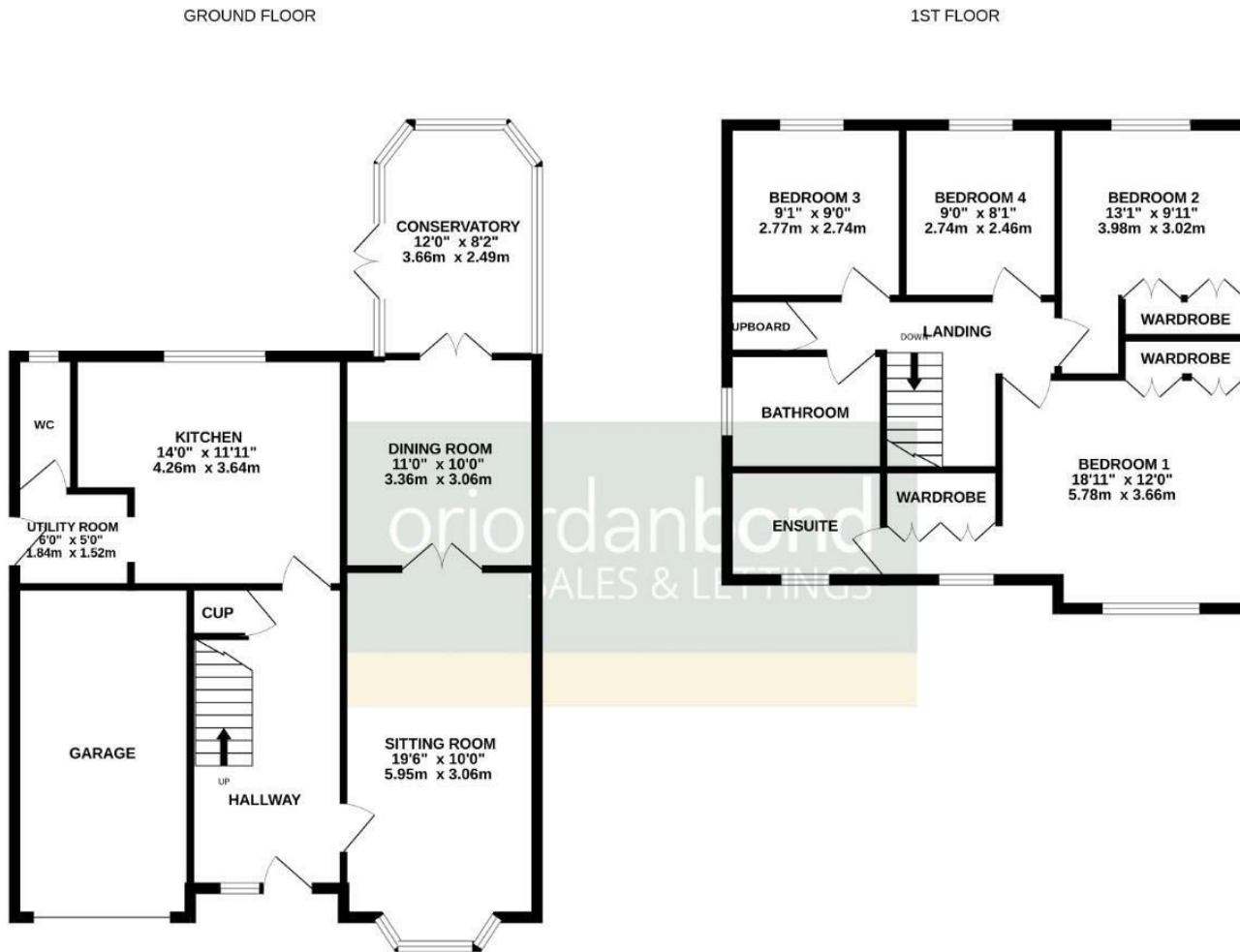
A well presented four bedroom detached home, located in a cul-de-sac, in the sought after Grange Park development. This property is within close proximity of Woodland View Primary School, shops, and other amenities as well as having easy access to Junction 15 for the M1 motorway and the A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room with feature bay to the front, dining room, conservatory and a fitted kitchen with utility off. To the first floor are four double bedrooms and a re-fitted family bathroom with the master bedroom providing an en-suite shower room. Outside to the front of the property is a block paved driveway providing off road parking for two cars leading to a single garage. To the rear is an enclosed garden being laid to lawn with patio seating area. Further benefits include uPVC double glazing and gas radiator heating. (B/1373/M)

- Well presented four bedroom detached home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage







TOTAL FLOOR AREA : 1373sq.ft. (127.6 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:

**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.

**O’Riordan Bond Grange Park Sales**

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