



The Rookery

Grange Park, Northampton

oriordanbond
SALES & LETTINGS



The Rookery

Grange Park
NN4 5FY

Guide Price
£350,000

A well positioned four bedroom detached family home, situated in a cul-de-sac, in the sought after Grange Park development. Offered for sale with no onward chain, the property is located close to Woodland View Primary School, Foxfield Country Park and provides good access to Junction 15 for the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, kitchen, utility room, conservatory, first floor landing, four bedrooms with en-suite shower room to the master and a family bathroom. Outside is an enclosed low maintenance rear garden and low maintenance frontage with driveway providing off road parking leading to a single garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1276/M)

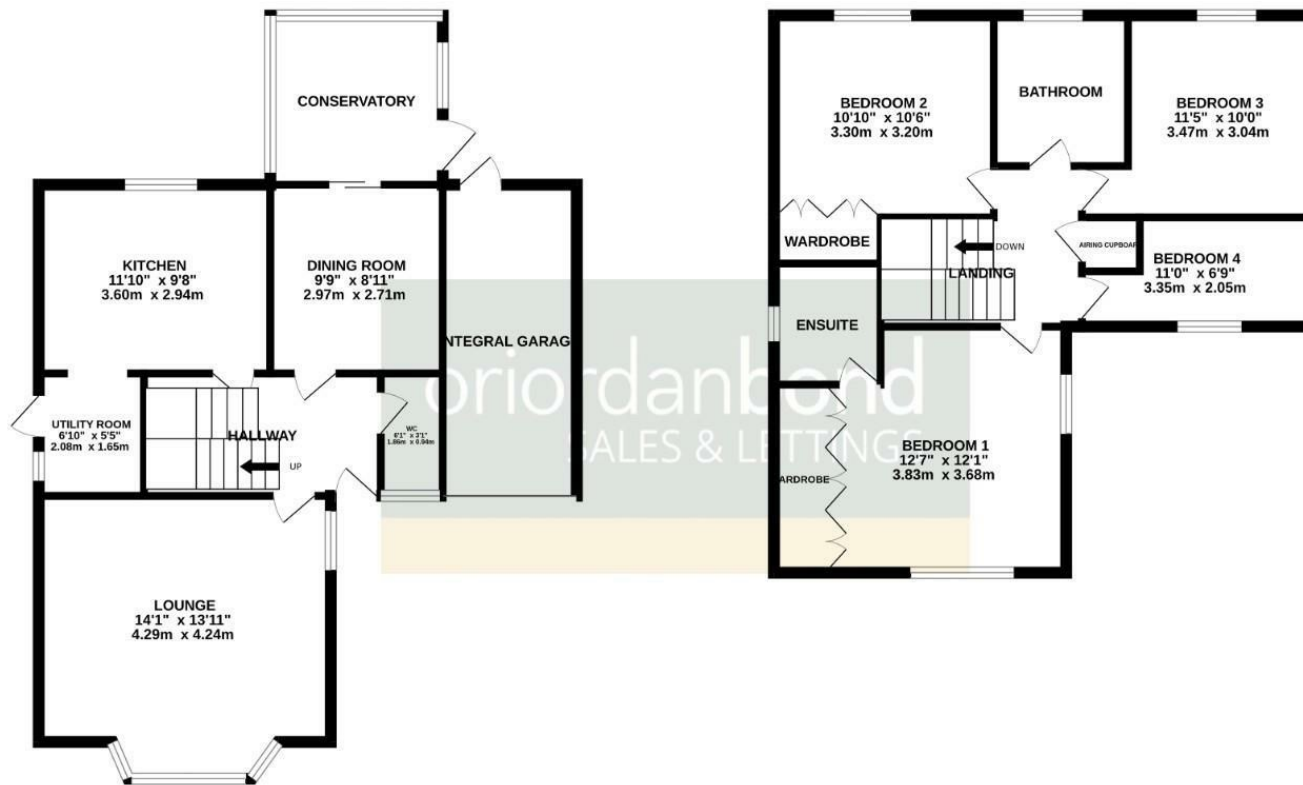
- Four bedroom detached home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Enclosed low maintenance rear garden
- Driveway and garage
- No onward chain





GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 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: D

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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