



# The Rookery

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS





## The Rookery

Grange Park  
NN4 5FY

Guide Price  
£325,000

A well maintained three bedroom detached family home situated in a private cul-de-sac within the popular area of Grange Park. 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, kitchen/dining room and utility room. To the first floor are three well proportioned bedrooms with en-suite to the master and a family bathroom. Outside is an enclosed rear garden and driveway to the front providing off road parking leading to an integral garage. Further benefits include uPVC double glazing and gas radiator heating. (B/977/M)

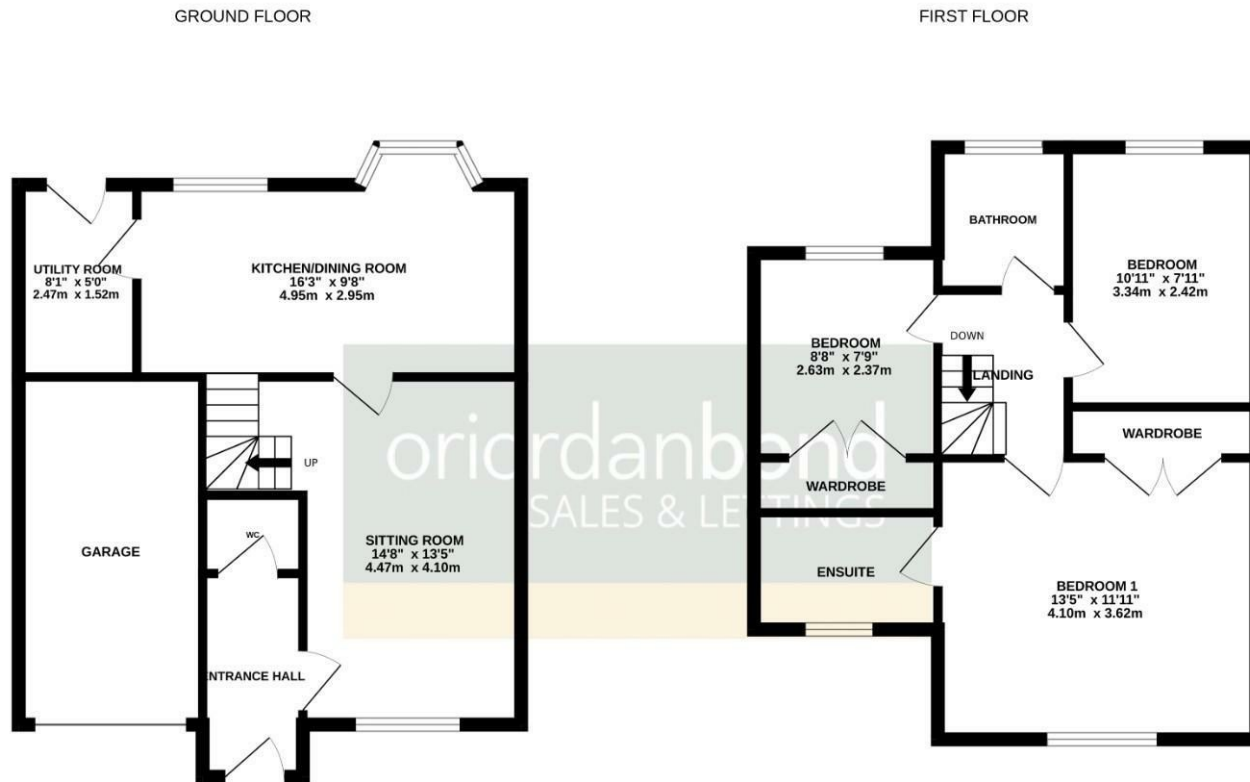
- Three bedroom detached home
- En-suite to master bedroom
- Gas radiator heating
- Enclosed rear garden
- Driveway and integral garage
- No onward chain











TOTAL FLOOR AREA : 977 sq.ft. (90.8 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: D
- 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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