



# Quintonside

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS

QUINTONSIDE



## Quintonside

Grange Park  
NN4 5AE

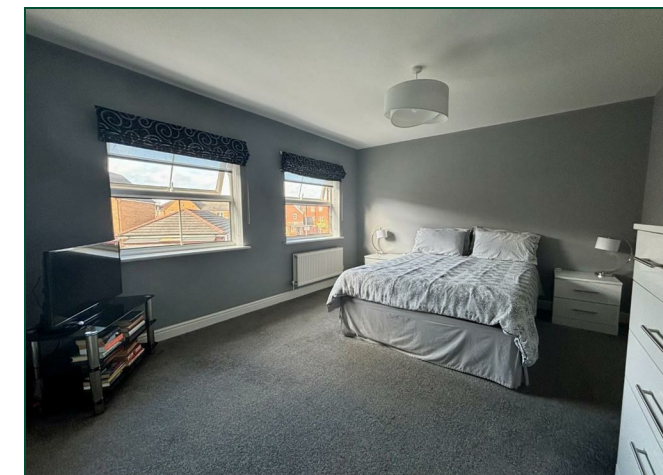
Guide Price  
£625,000

**A rare opportunity to purchase this fantastic five bedroom detached family home, within the popular Grange Park development, with full planning permission to build a separate dwelling in the region of 1250 square foot or extend the existing home.**

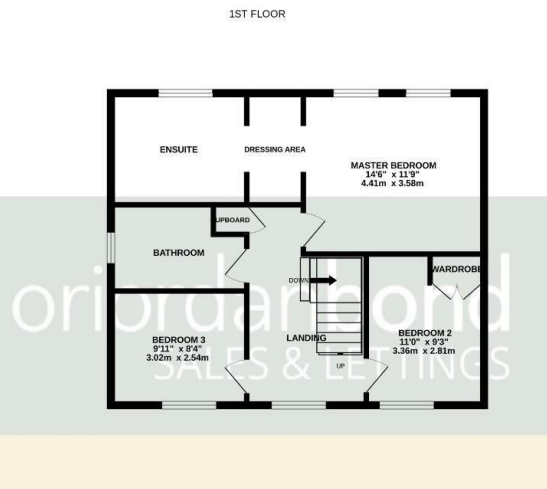
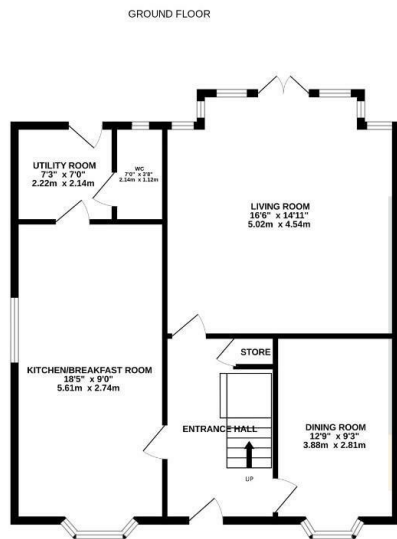
The current residence is approximately 1725 square foot over three floors with accommodation comprising entrance hall, sitting room, separate dining room, kitchen/breakfast room with a utility and cloakroom/WC, first floor landing, three bedrooms and a family bathroom with the master bedroom benefitting from a four-piece en-suite, second floor landing, two further double bedrooms and a family bathroom. Outside is a lawned front garden and off road parking for several cars. The rear and side aspects are mainly laid to lawn with patio area and enclosed by timber retaining fence. Further benefits include uPVC double glazing and gas radiator heating. (B/1724/M)

AGENTS NOTE - Approved planning permission granted for a three bedroom detached home. All plans can be found on the planning portal. (Planning Application Number - S/2008/1056/P(B/1654/L)

- Five bedroom detached family home
- En-suite to master bedroom
- Separate reception rooms and family bathrooms
- Gardens to three aspects
- Ample off road parking
- Planning permission for separate three bedroom detached

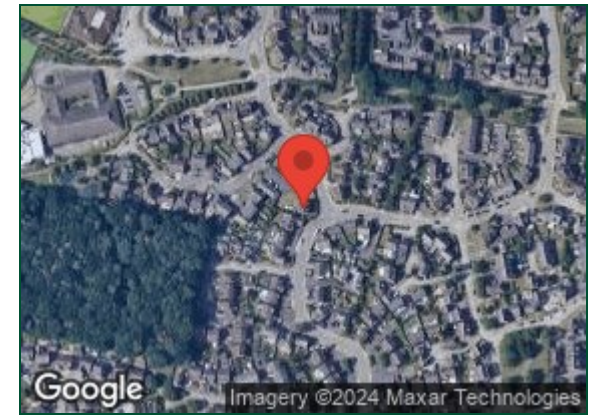






TOTAL FLOOR AREA : 1725sq.ft. (160.3 sq.m.) approx.

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: F
- Energy Efficiency Rating: C

### 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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