



# 5 Lichfield Close

Kislingbury, Northamptonshire

oriordanbond  
SALES & LETTINGS



## 5 Lichfield Close

Kislingbury

NN7 4EQ

GUIDE PRICE £415,000

A modern stone built detached family home offering flexible four bedroom accommodation in this quiet close near the centre of the village which has a variety of amenities including two public houses, a shop, churches and a primary school.

The property has been well maintained with the benefit of gas radiator heating and off road parking. The accommodation includes entrance hall, cloakroom/WC, sitting room with wood burner, large dining room open to a fitted kitchen, utility room, ground floor bedroom/home office, first floor landing, master bedroom with en-suite, two further bedrooms and family bathroom/WC. There is an enclosed easy maintenance private garden to the rear. (B/1245/S)

### Additional information

- Council Tax Band: D
- 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.

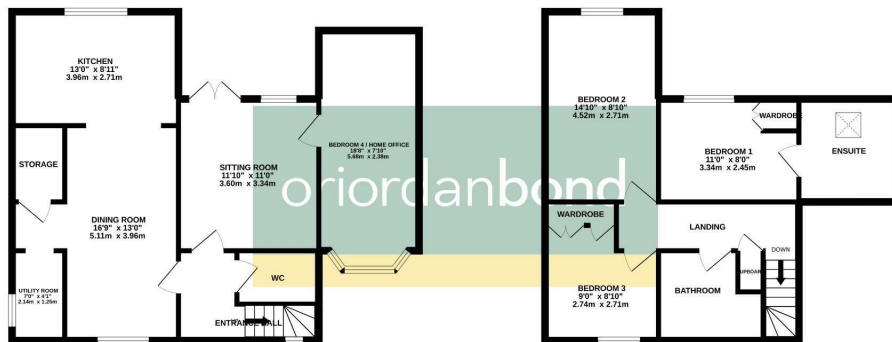
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1245sq.ft. (115.7 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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