



# Ardens Grove

Rothersthorpe, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Ardens Grove

Rothersthorpe  
NN7 3JJ

Price  
£305,000

A mature detached bungalow in this highly sought after village location to the south west of Northampton. Rothersthorpe has an excellent primary school which leads into good secondary schooling. Picturesque countryside surrounds the village and the bungalow sits on a private plot with established gardens and benefits from a block paved drive to the side leading to a detached garage.

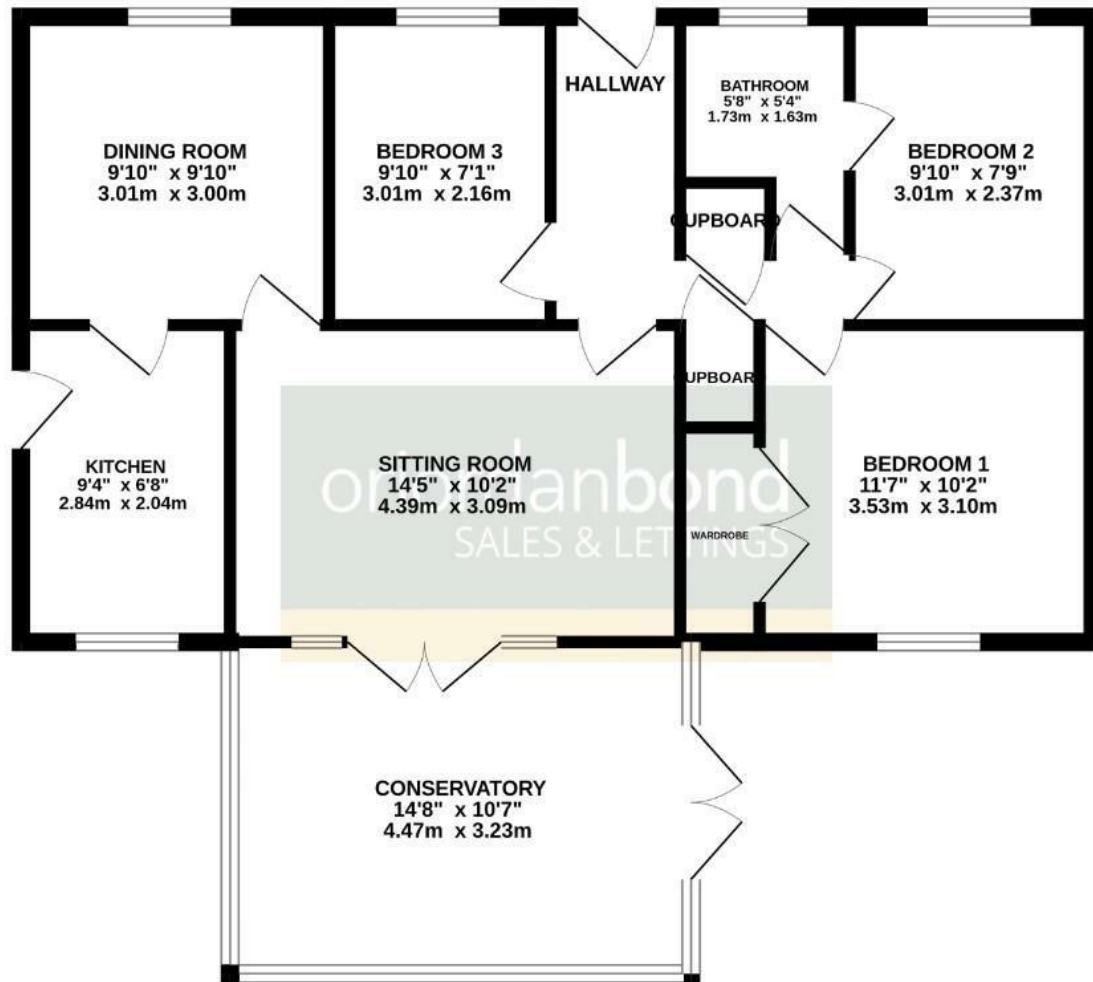
The accommodation includes entrance hall, sitting room, dining room, kitchen, conservatory, three bedrooms and bathroom/WC with shower. The property further benefits from electric heating, solar panels and uPVC double glazing. The gardens are mature and very private extending to three sides of the property. (C/816/M)

- Three bedroom detached bungalow
- Two reception rooms
- Conservatory
- Solar panels
- Gardens to three aspects
- Driveway and detached garage





GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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: C
- 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.

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