



**Towcester Road**  
Delapre, Northampton

oriordanbond  
SALES & LETTINGS

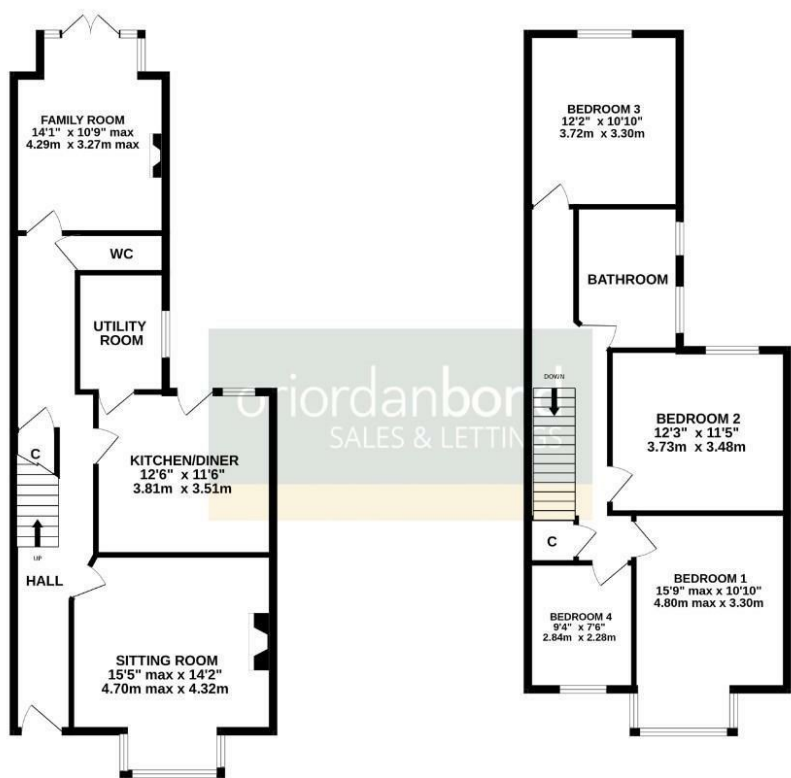




GROUND FLOOR  
712 sq. ft. (66.1 sq. m.) approx.



1ST FLOOR  
700 sq. ft. (65.0 sq. m.) approx.



TOTAL FLOOR AREA: 1411 sq. ft. (131.1 sq. m.) approx.

While 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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## Towcester Road

Delapre

NN4 8LW

OFFERS OVER £310,000

A deceptively spacious period property, situated in the popular area of Delapre, occupying an enviable generous plot. This property offers versatile accommodation over two floors of approximately 1,400 square feet.

Entrance hall, a light and airy sitting room, kitchen/dining room with separate utility room, cloakroom WC and family room with patio doors to the garden. To the first floor are four ample bedrooms and a wonderful four-piece family bathroom. Outside, the property sits on a larger than average private plot, set away from the road, with a lawned front garden and pathway and a good size westerly facing rear garden which is laid to lawn, has patio seating area and fencing to enclose. Further benefits include double glazing and gas radiator heating. (B/1411/L)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

### 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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