



**28 Lockgate Road**  
**Pineham Lock, Northampton**

**oriordanbond**  
SALES & LETTINGS



## 28 Lockgate Road

Pineham Lock

NN4 9DP

£379,995

An immaculately presented four double bedroom detached family home, situated in the popular area of Pineham Lock, offering over 1,300 square feet of accommodation over three floors.

Entrance hall, cloakroom/WC, sitting room, 18' kitchen/dining room with integrated appliances, utility room, first floor master bedroom with fitted wardrobes, a Juliette balcony and en-suite, a further double bedroom and modern family bathroom and two second floor double bedrooms with fitted wardrobes to one room. Outside, to the front is a lawned garden with wrought iron fencing and to the rear is a westerly facing, landscaped garden with artificial lawn, paved patio area and gated rear access leading to a single garage in a block with parking in front. Access to the parking is via electronically operated gates. Further benefits include high performance glazing and gas radiator heating. (A/1340/M)

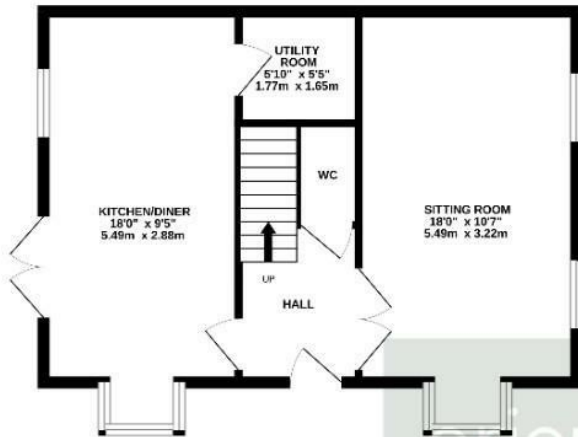
AGENTS NOTE: There is a service charge for the maintenance of the estate which is currently charged at £417.19 as of March 2024. This can be charged either in two instalments or a single payment to the management company.

- Immaculate four bedroom detached home
- En-suite to master bedroom
- 18' kitchen/dining room
- Gas radiator heating
- Westerly facing landscaped rear garden
- Single garage

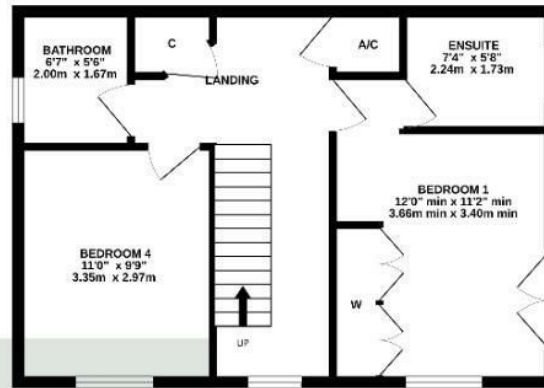




GROUND FLOOR

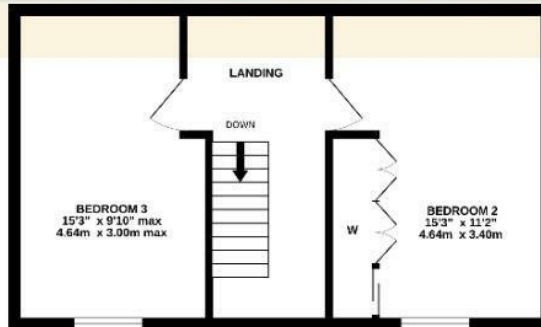


1ST FLOOR



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2ND FLOOR



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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: E
- Energy Efficiency Rating: B

**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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