



# 88 Lingswood Park

Lingswood Park, Northampton

oriordanbond  
SALES & LETTINGS



## 88 Lingswood Park

Lingswood Park  
NN3 8TB

GUIDE PRICE £325,000

A modern detached property situated in the sought after location of Lingswood Park. The property provides good access to Weston Favell Shopping Centre and Northampton Academy as well as the A45. Offered for sale with no onward chain.

Accommodation comprises entrance porch, entrance hall, cloakroom/WC, sitting room, dining room, kitchen, three bedrooms with en-suite to master and a newly refurbished shower room. Outside are front and rear gardens with a block paved driveway providing ample off road parking leading to a garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1024/M)

### Additional information

- Council Tax Band: D
- 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.

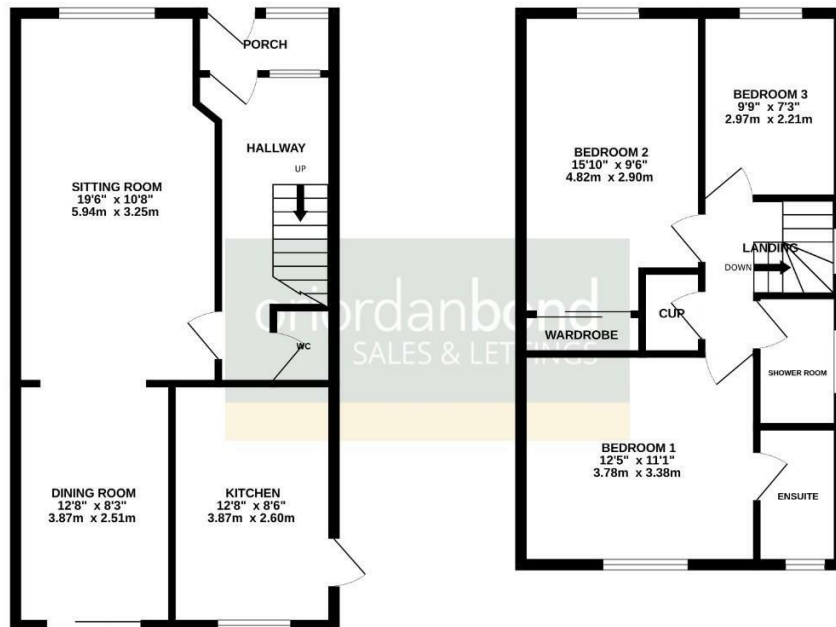
O'Riordan Bond Weston Favell Sales  
01604 784007

westonfavell@oriordanbond.co.uk



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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 only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac ©2022.