



# Allard Close

Rectory Farm, Northampton

oriordanbond  
SALES & LETTINGS





# Allard Close

Rectory Farm  
NN3 5LZ

Offers Over  
£400,000

A well presented four bedroom detached family home, offered to the market in fantastic condition, is situated on a good size plot with stunning views overlooking farmland land to the rear. Situated in a private cul-de-sac, within the popular location of Rectory Farm, this home offers modern living accommodation, an outdoor garden room and double garage.

The accommodation comprises entrance hall, full length lounge with dual aspect, dining room, fitted kitchen with plumbing for a dishwasher, utility with cloakroom/WC off, four good size bedrooms with fitted wardrobes and en-suite shower room to the master, an airing cupboard to the guest bedroom and a three-piece family bathroom. Externally there are newly landscaped low maintenance front and rear gardens, a raised covered area with storage shed and garden room/summerhouse with fitted kitchen making a perfect place for entertaining. There is ample off road parking on a newly laid double width tarmac driveway leading to a detached double garage with twin electric doors. Further benefits include uPVC double glazing and gas central heating serviced via a new boiler. (B/1871/M)

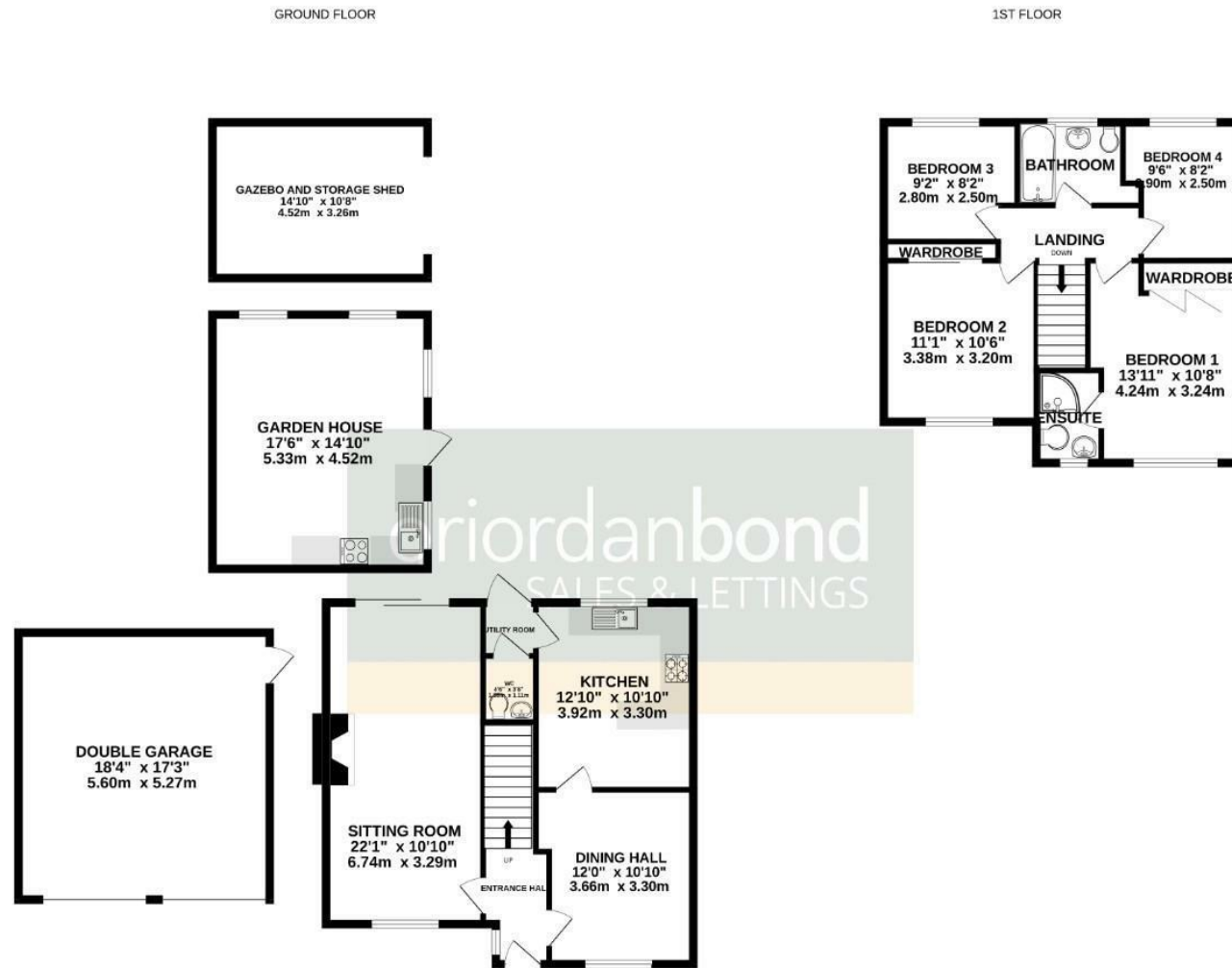
- Four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Landscaped garden with garden room
- Off road parking and double garage
- Private cul-de-sac location with stunning views





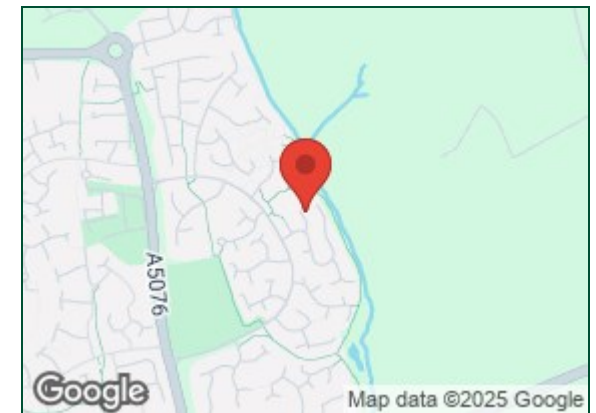






TOTAL FLOOR AREA : 1871 sq.ft. (173.8 sq.m.) approx.

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.  
Made with Metropix ©2025



#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

#### 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](mailto:westonfavell@oriordanbond.co.uk)

