



# Lamport Lane

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS





## Lamport Lane

Kingsthorpe  
NN2 7DW

Price  
£325,000

**A well presented and improved modern three double bedroom semi-detached family home located on the popular Scholars Green development in Kingsthorpe. The property is within walking distance to local schools and has easy access to shops and transport links.**

Accommodation comprises entrance hall, cloakroom/WC, sitting room and an open plan kitchen/dining room with French doors leading out to the rear garden. From the first floor landing is a modern family bathroom and three double bedrooms with the master bedroom benefitting from a shower en-suite. Outside is a landscaped rear garden with newly laid patio area and side access. To the front of the property is a block paved driveway providing off road parking for three cars leading to an integral garage. Further benefits include uPVC double glazing and gas radiator heating. (A/850/M)

- Improved three double bedroom semi-detached family home
- En-suite to master bedroom
- Open plan kitchen/dining room
- Gas radiator heating
- Landscaped rear garden
- Ample off road parking and integral garage

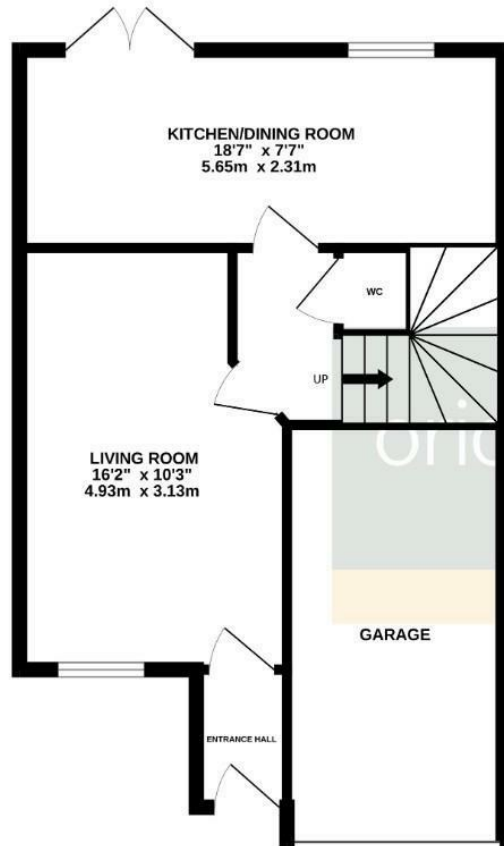




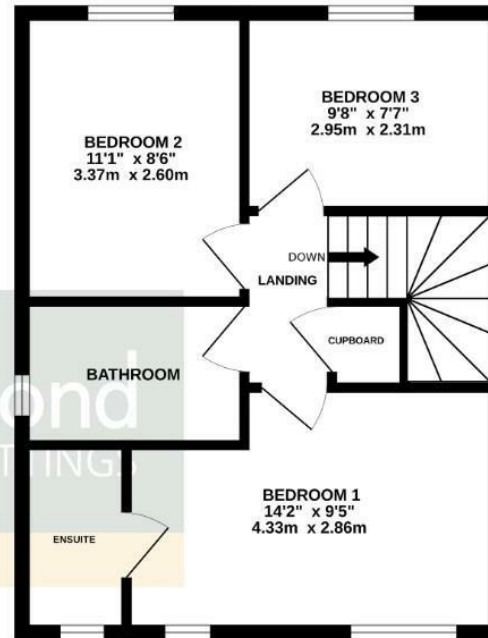




GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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: 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 Kingsthorpe Sales**

**01604 722007**

kingsthorpe@oriordanbond.co.uk

