



# Limoges Court

Duston, Northampton

oriordanbond  
SALES & LETTINGS



## Limoges Court

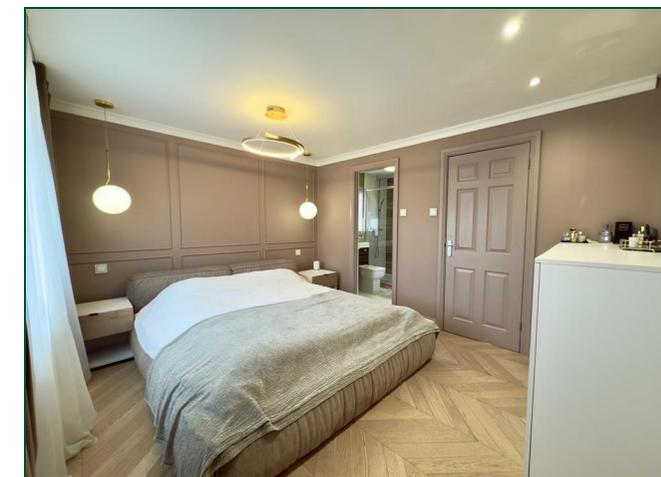
Duston  
NN5 6YQ

Offers Over  
£400,000

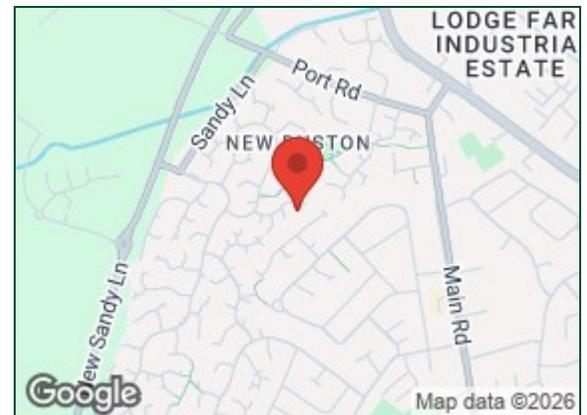
**Tucked away at the end of a quiet cul-de-sac is this beautifully extended four bedroom detached home offering spacious and versatile living. Finished to a high standard, the property combines stylish open plan spaces with practical family-friendly features.**

The accommodation comprises welcoming hallway, an impressive open plan kitchen/living room perfect for entertaining, a separate dining room with skylights flooding the space with natural light and a home office. The first floor landing leads to a generous main bedroom with en-suite shower room, three further well proportioned bedrooms and a modern family bathroom. Outside, the landscaped rear garden has been designed for low maintenance while the front provides off road parking for up to three vehicles leading to an integral garage. Further benefits include uPVC double glazing and gas radiator heating. This superb home offers the perfect blend of comfort, style, and convenience in a sought after location. (A/1344/M)

- Extended spacious four bedroom detached home
- En-suite to master bedroom
- Open plan kitchen/living/dining room
- Gas radiator heating
- Landscaped rear garden
- Ample off road parking and integral garage

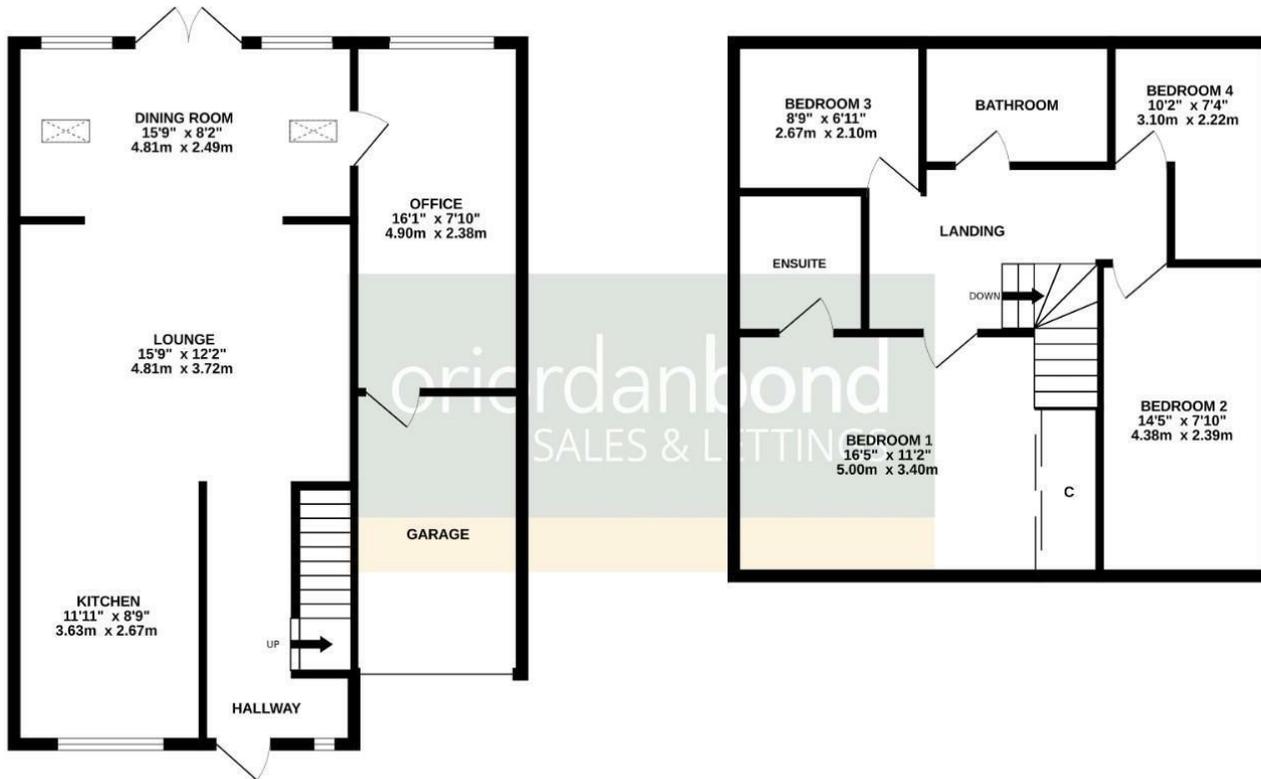






GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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.  
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#### Additional information

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

#### 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 Duston North Sales

01604 589007

dustonnorth@oriordanbond.co.uk

