

16 Pleydell Road  
Delapre  
Northampton  
NN4 8NL

£275,000

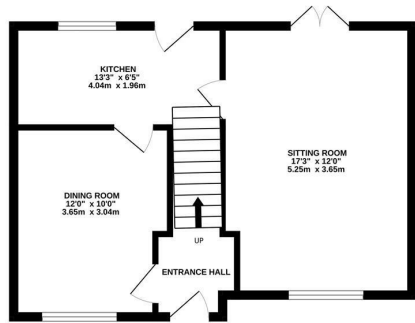


OSCAR JAMES

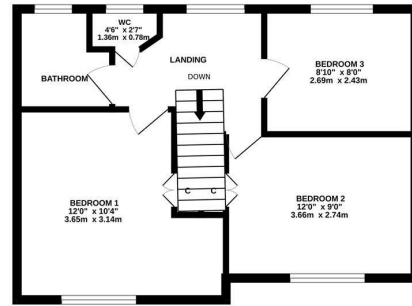
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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## AT A GLANCE...



Dual Aspect Lounge



Fitted Kitchen



Three Generous Bedrooms



Upstairs Bathroom



Large Rear Garden



Off Road Parking For Multiple Vehicles



# WHAT'S GREAT?

This spacious three-bedroom semi-detached home is situated in the highly sought-after area of Delapré, within walking distance of Delapré Abbey, local schools, and a wide range of amenities, making it an excellent choice for families.

The well-proportioned accommodation comprises an entrance hall, a comfortable lounge, a fitted kitchen, and a separate dining room. Upstairs, there are three generously sized bedrooms and a family bathroom.

Externally, the property benefits from a large rear garden and a driveway providing off-road parking for multiple vehicles.

Offered to the market with no onward chain, this property would make an ideal first-time purchase or investment opportunity. Early viewing is highly recommended to fully appreciate all that this home has to offer.

...expect excellence



# SELLER'S SECRET

The property offers a great amount of space in a peaceful location and has proven to be a fantastic investment for me.



*Why we like it....*

This spacious family home features a generous garden, ample off-road parking for several cars, and offers excellent potential to create your ideal home.

*To buy or not to buy....*

## OSCAR JAMES

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