



# Lordswood Close

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS



## Lordswood Close

Wootton Fields

NN4 6BP

PRICE £265,000

O'Riordan Bond is pleased to offer for sale this modern three bedroom family home in the popular residential location of Wootton Fields. This property is close to local schools including Caroline Chisholm and other amenities as well as good access to the M1 and A45.

The accommodation comprises entrance hall, sitting room, kitchen and dining room with door to the garage store. To the first floor are three well proportioned bedrooms and a family bathroom. Outside is an enclosed rear garden with patio, lawn and raised decked seating area. There is a lawned front garden with driveway providing off road parking and some of the garage has been retained for storage. Further benefits include uPVC double glazing and gas radiator heating. (B/863/M)

### Additional information

- Council Tax Band: C
- 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.

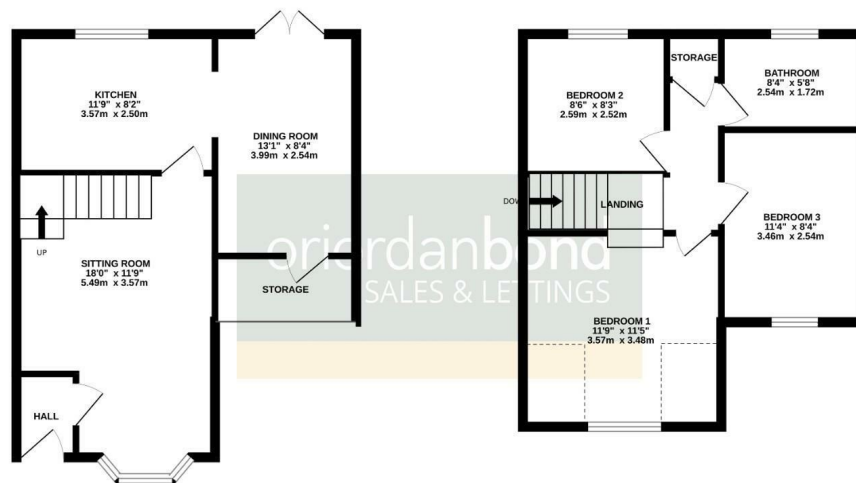
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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 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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