



**Leah Bank**

Sandringham Gardens, Northampton

**oriordanbond**  
SALES & LETTINGS



# Leah Bank

Sandringham Gardens  
NN4 8RG

OFFERS OVER £300,000

This beautifully presented three bedroom detached family home is offered for sale in the very popular Sandringham Gardens, part of NN4.

The accommodation comprises entrance hall, cloakroom/WC, sitting room with archway through to a separate dining room with French doors to the garden and a modern fitted kitchen with integrated appliances to include fridge/freezer, dishwasher and washing machine. On the first floor are three bedrooms and a family bathroom with the master bedroom benefitting from an en-suite shower room and built-in wardrobes. Outside is off road parking for one car in front of the integral garage. The rear garden is fully enclosed by timber fencing, has a large decking area for outside seating and steps down to a further lawned area with gated side access leading to the front of the property. Further benefits include gas radiator heating and uPVC double glazing. (A/893/M)

## 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.

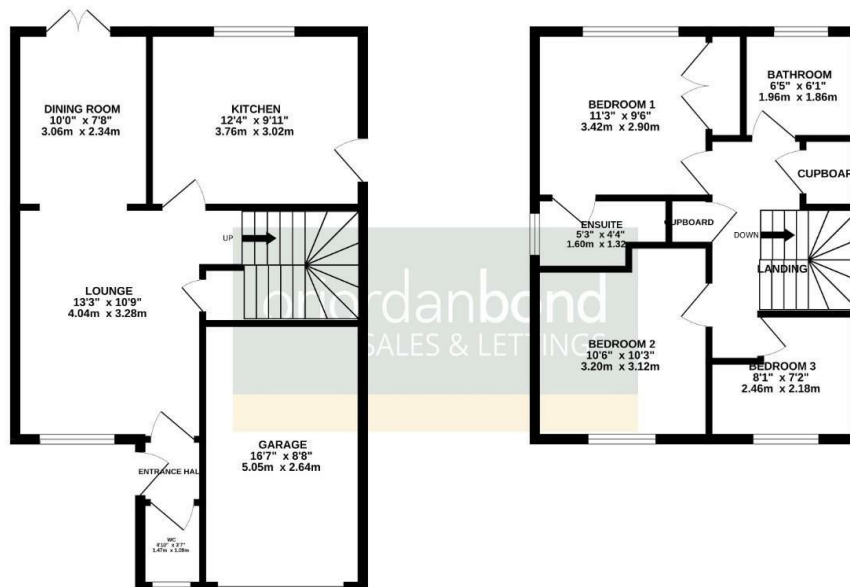
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GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.

FIRST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 893sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 capability or efficiency can be given.

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