



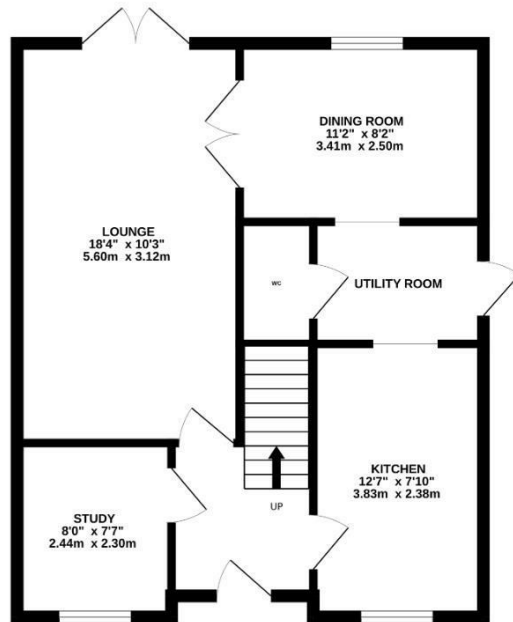
79 LANCASTER WAY NORTHAMPTON, NN4 8LU

£372,500
FREEHOLD

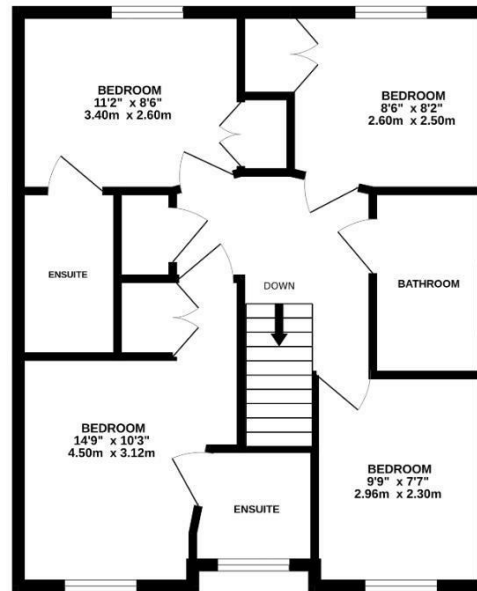
A beautifully presented four-bedroom detached home, perfect for modern family living. The property offers a spacious living room flowing into an elegant dining area, a large contemporary kitchen with utility room, a separate study, and a downstairs WC. Upstairs features four well-sized bedrooms, including two with en-suites, plus a stylish family bathroom. Outside boasts a generous, well-maintained rear garden and a garage partially converted into a gym. Ideally located with an outstanding-rated school on the doorstep, excellent access to the M1, and a great selection of shops and leisure facilities nearby, including a swimming pool. A fantastic family home in a highly sought-after area.


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LAND & ESTATE AGENTS

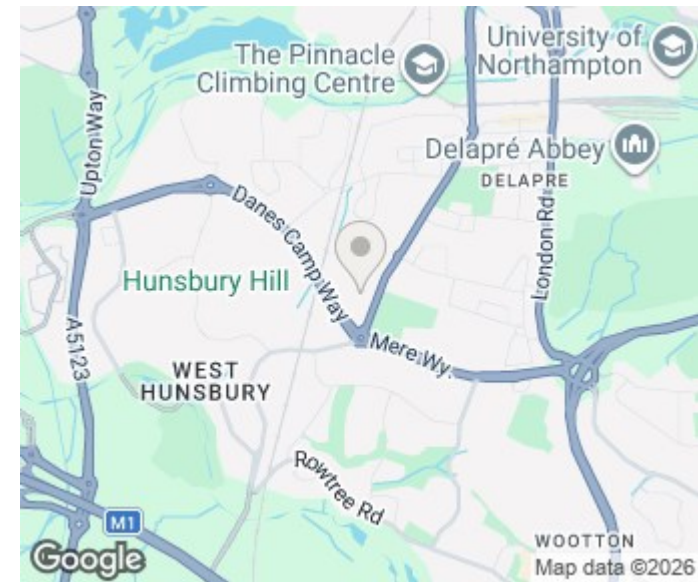
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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