



# Rickyard Walk

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS





## Rickyard Walk

Grange Park  
NN4 5BD

Price  
£365,000

**A well presented extended four bedroom semi-detached family home offered for sale in the popular area of Grange Park. The property provides good access to Foxfield Country Park, Woodland View Primary School as well Junction 15 for the M1 and A45.**

Accommodation over three floors comprises entrance hall, cloakroom/WC, sitting room, extended open plan re-fitted kitchen/dining/family room with skylight windows providing natural light and bi-fold doors to the rear garden, a utility room and a home office (converted garage) on the ground floor. The first floor offers three bedrooms and a re-fitted family bathroom with en-suite to the guest bedroom. On the second floor is a master suite complete with en-suite. Outside is a small low maintenance front garden with artificial lawn and driveway providing off road parking. The low maintenance rear garden is landscaped with patio area and raised artificial lawn area with raised tree and shrub rear border. Further benefits include uPVC double glazing and gas radiator heating. (A/1601/M)

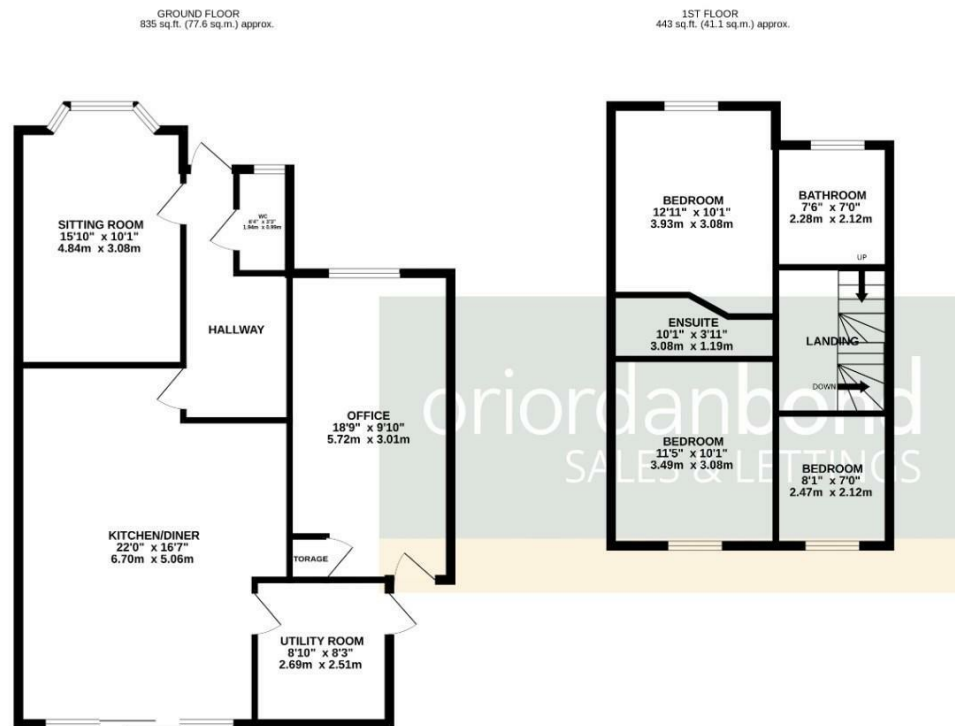
- Extended four bedroom detached home
- Two en-suite bedrooms
- Two reception rooms
- Extended re-fitted open plan kitchen/dining/family room
- Enclosed low maintenance rear garden
- Off road parking











TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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 Grange Park Sales**  
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