



# Larbourne Park Road

Flore, Northamptonshire

oriordanbond  
SALES & LETTINGS





## Larbourne Park Road

Flore  
NN7 4PT

Offers Over  
£425,000

Built by Messrs Bovis Homes to their popular 'Canterbury' design is this stylish and well presented four bedroom detached home located in the popular village of Flore. The property provides good access to local schools as well as village amenities.

The accommodation comprises entrance hall, sitting room, a spacious kitchen/dining room, office and a useful WC/utility room. To the first floor are three double bedrooms with en-suite to the master, a well proportioned single bedroom and a family bathroom. Outside is low maintenance frontage with off road parking for two cars and a single garage. To the rear is a good size enclosed garden. Further benefits include uPVC double glazing and gas radiator heating. (B/1333/M)

- Four bedroom detached family home
- En-suite to master bedroom
- Spacious kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Off road parking and garage

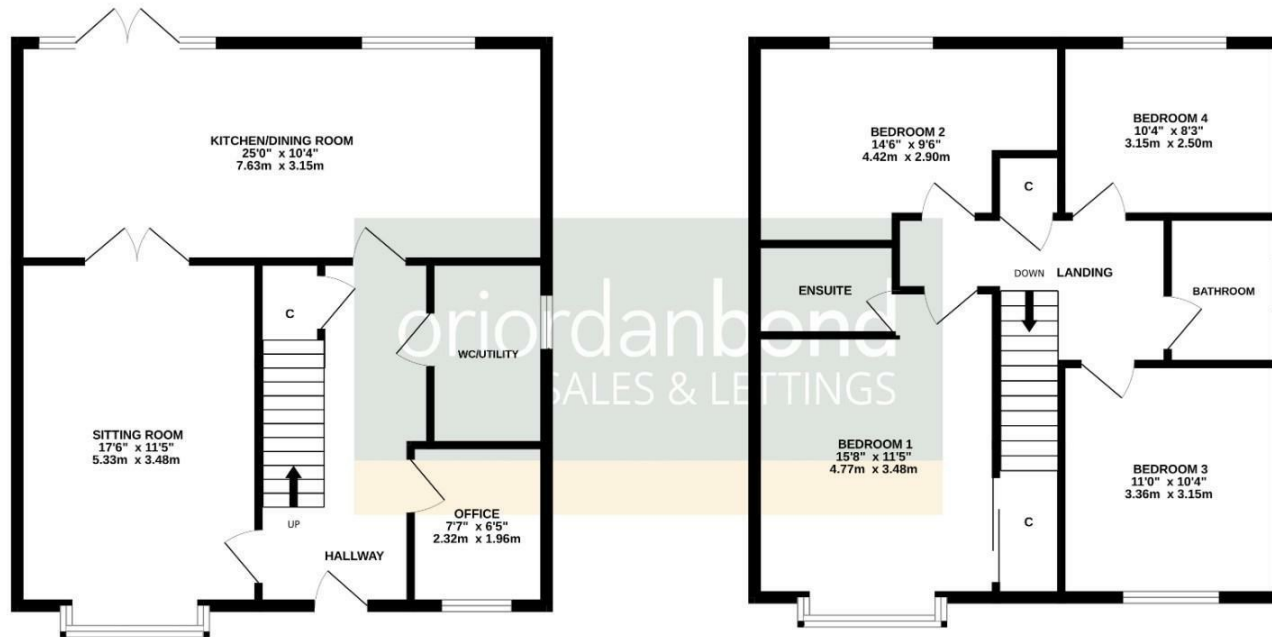






GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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: E
- Energy Efficiency Rating: B

#### 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 Duston North Sales**

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