



# Maclean Close

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



## Maclean Close

Abington Vale  
NN3 3DJ

Guide Price  
£400,000

O'Riordan Bond is delighted to offer for sale this very impressive extended modern three bedroom detached home, located on an elevated plot at the end of cul-de-sac, in the much sought after area of Abington Vale, just a short walk from two highly regarded primary schools and Abington Park.

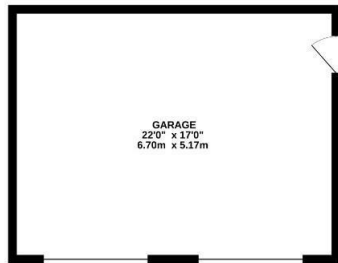
The accommodation comprises entrance porch, entrance hall, cloakroom/WC, sitting room with archway through to the dining room, a conservatory/sun lounge with insulated ceiling, kitchen, utility room, three first floor double bedrooms and a re-fitted shower room. The property sits on a corner plot including a partly walled south/westerly facing landscaped rear garden, private low maintenance side garden and open plan front garden with double width block paved drive leading to a detached double garage with pitched roof. Further benefits include uPVC double glazing throughout including soffits and fascias, composite front door and gas radiator heating fired by a relatively new combi boiler. This is a remarkable property and early viewing is recommended (B/1065/M)

- Impressive extended modern three bedroom detached home
- Two reception rooms and conservatory/sun lounge
- Re-fitted shower room
- Gas radiator heating
- South/westerly facing landscaped rear garden
- Double width driveway and detached double garage

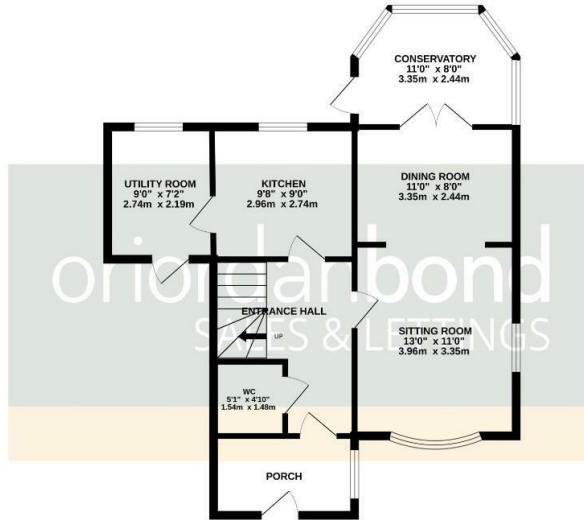




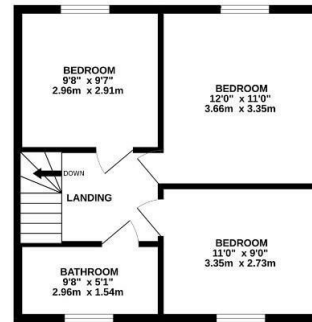
GARAGE  
373 sq.ft. (34.6 sq.m.) approx.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



SQ FTG DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 1065sq.ft. (98.9 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:

### 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 Abington Sales

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