



Leah Bank

Sandringham Gardens, Northampton

oriordanbond
SALES & LETTINGS



Leah Bank

Sandringham Gardens
NN4 8RG

Offers Over
£310,000

This modern four bedroom detached home is offered for sale in the very popular area of Sandringham Gardens, part of NN4. The property provides good access to local schools, amenities and the town centre.

The accommodation comprises entrance porch, sitting room with archway through to the modern refitted kitchen with integrated appliances to include fridge, freezer, dishwasher, double oven and microwave, a utility room, cloakroom/WC and large conservatory. On the first floor are four bedrooms with ensuite to the master and a family bathroom. Outside is off road parking for two cars and an integral garage. The rear garden has a patio area, steps to a decked seating area and lawn, raised planters and enclosed by timber fencing with gated side access. Further benefits include uPVC double glazing and gas radiator heating. (B/1090/M)

- Modern four bedroomed detached home
- En-suite to master bedroom
- Re-fitted kitchen with integrated appliances
- Conservatory
- Enclosed rear garden
- Off road parking and integral garage





GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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: D

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 Far Cotton Sales

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