



**Lamport Lane**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS



## Lamport Lane

Kingsthorpe  
NN2 7DW

Price  
£375,000

O'Riordan Bond is delighted to present to the market this well presented four bedroom detached family home situated on the popular Scholars Green development within Kingsthorpe. The property is located close to All Saints Primary School, Kingsthorpe College, bus routes and other local amenities.

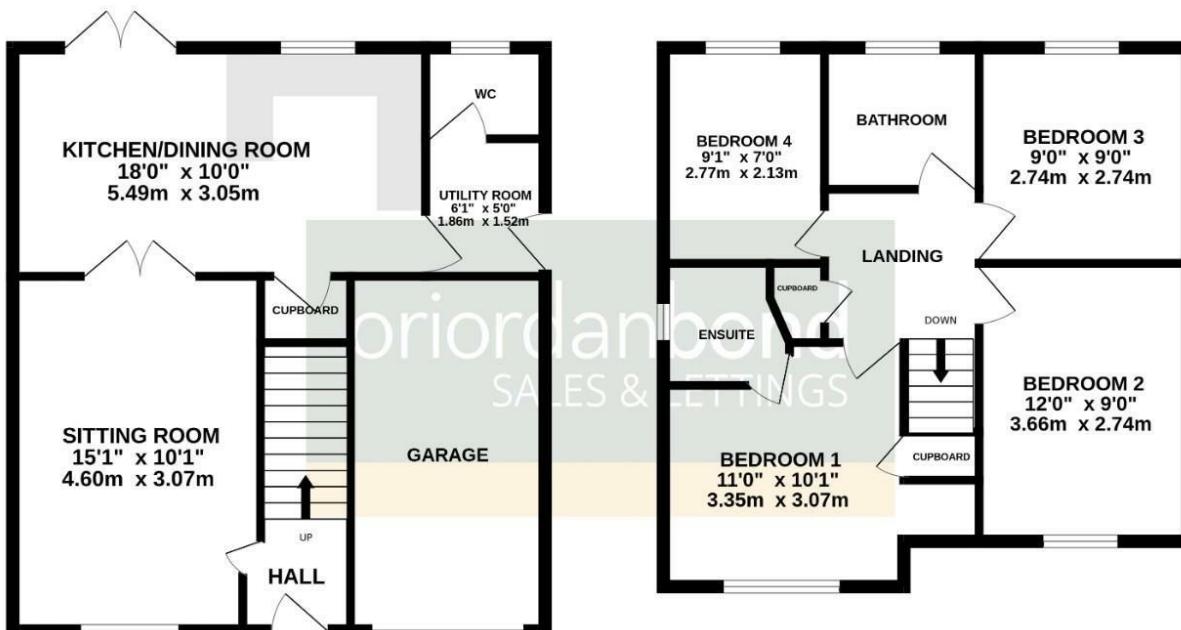
The accommodation comprises entrance hall, sitting room, 18' wide open plan kitchen/dining room with French doors to the rear garden, a utility room and cloakroom/WC. To the first floor is a three-piece family bathroom and four generous size bedrooms with the master bedroom benefitting from an en-suite shower room. Outside is an expertly landscaped rear garden with is laid mainly to lawn and benefits from a porcelain patio area. To the front of the property is a block paved driveway providing off road parking for two vehicles leading to an integral garage, and a small lawned garden. Further benefits include uPVC double glazing, gas radiator heating and over five years of NHBC guarantee warranty remaining. (B/1151/L)

- Four bedroom detached home
- En-suite to master bedroom
- Open plan kitchen/dining room
- Gas radiator heating
- Landscaped rear garden
- Driveway and integral garage





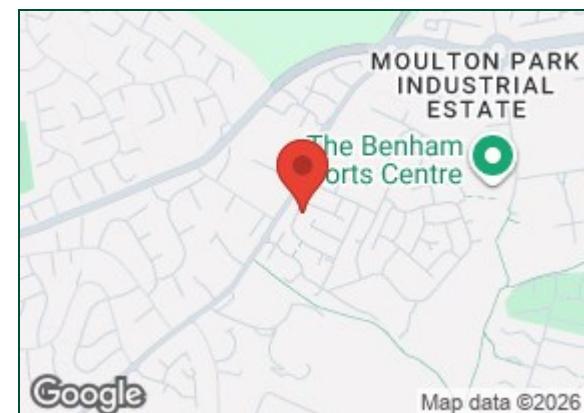
1151 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 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: 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 Kingsthorpe Sales**  
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