



# Kingmaker Way

Buckingham Fields, Northampton

oriordanbond  
SALES & LETTINGS



# Kingmaker Way

Buckingham Fields  
NN4 8QL

PRICE £349,995

This immaculate and beautifully presented three bedroom detached home is offered for sale in the very popular Buckingham Fields, part of NN4.

The accommodation comprises entrance hall with stairs to first floor, 21ft living/dining room, modern fitted kitchen with built-in oven, hob and extractor over and integrated fridge/freezer and a cloakroom/WC. On the first floor are three bedrooms all with built-in wardrobes, the master having an en-suite shower room, and a family bathroom. Outside is a small front lawn with mature front hedge and off road parking for one car in front of the integral garage. The rear garden has a patio area with steps leading to a raised lawn with a range of flower, tree and shrub borders, enclosed by timber fence to all sides, with gated side access. Further benefits include uPVC double glazing, gas radiator heating, 2 year old boiler, new fascias and guttering and new flooring throughout. (A/1028/M)

### Additional information

- Council Tax Band: C
- 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.

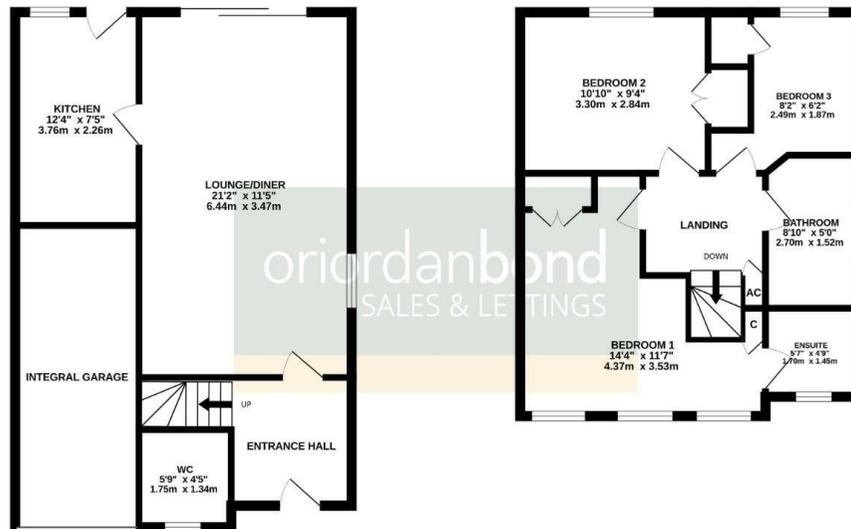
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GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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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