



**Lockgate Road**  
Pineham Lock, Northampton

**oriordanbond**  
SALES & LETTINGS

# Lockgate Road

Pineham Lock  
NN4 9DP

Guide Price  
£325,000

An immaculately presented four double bedroom semi-detached townhouse, situated in the popular area of Pineham Lock, within Hunsbury Meadows, close to Upton Country Park and the Grand Union Canal. This property offers accommodation approaching 1,200 square feet over three floors.

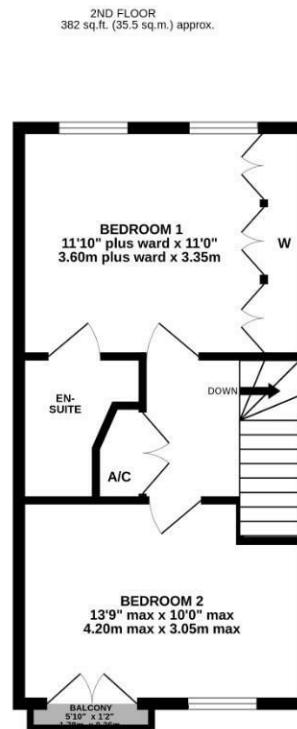
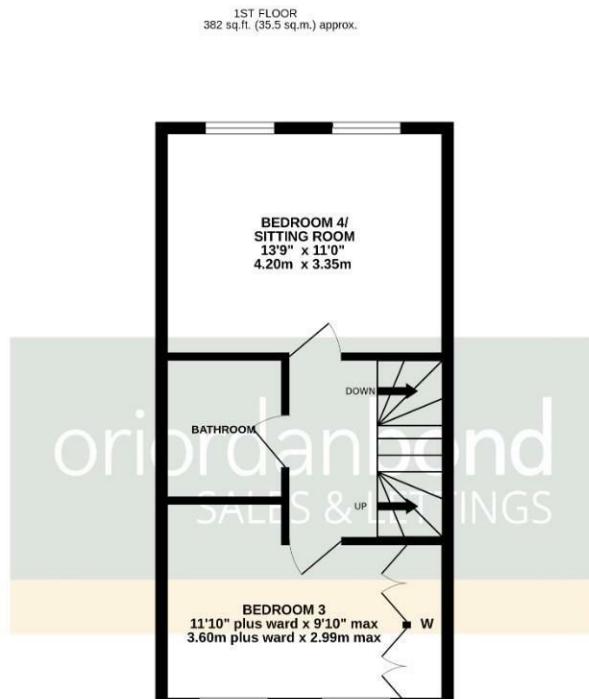
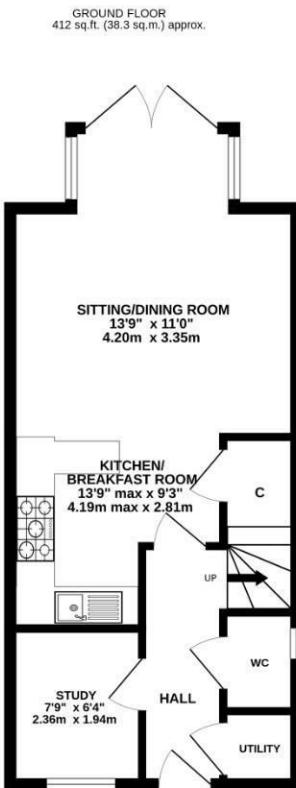
Entrance hall with stairs to the first floor, a cloakroom/WC, utility room, study, kitchen/breakfast room with integrated appliances and a sitting/dining room with patio doors to the rear garden. To the first floor are stairs leading to the second floor, two large double bedrooms with fitted wardrobes to one room and a family bathroom. To the second floor is access to the loft space, an airing cupboard and doors to two further double bedrooms with fitted wardrobes and an en-suite to the main bedroom with Juliette balcony to the second bedroom. Outside is a front garden with wrought iron fencing and the rear garden is westerly facing and landscaped with a paved patio seating area leading to a lawn with mature planted borders and timber fencing/brick walling to enclose with gated access to a single garage with driveway in front and secure electric gated access. Further benefits include uPVC double glazing and gas radiator heating. (A/1177/S)

AGENTS NOTE: There is a service charge for the maintenance of the estate - please speak to the agent for details.

- Immaculate four double bedroom semi-detached
- En-suite to master bedroom
- Two reception rooms
- Kitchen/breakfast room with integrated appliances
- Westerly facing landscaped rear garden
- Off road parking and garage







#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

#### 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 Hunsbury Sales**  
01604 706007

[hunsbury@oriordanbond.co.uk](mailto:hunsbury@oriordanbond.co.uk)

TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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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