



# Lockgate Road

Pineham Lock, Northampton



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Pineham Lock

NN4 9DP

GUIDE PRICE £325,000

Offered to the market with no onward chain is this well presented three bedroom detached family home situated in the popular area of Pineham Lock. This property was constructed in 2014 by Messrs David Wilson Homes and offers generous accommodation over two floors.

Entrance hall with cloaks cupboard, cloakroom/WC and stairs to the first floor. There is a cosy sitting room and good size kitchen/dining room with integrated appliances to include an oven, hob, extractor, space for a dining table and patio doors opening to the rear garden. To the first floor is access to the loft space, an airing cupboard, three ample bedrooms with fitted wardrobes and en-suite to the master bedroom and a separate family bathroom. Outside, the property sits on a corner plot with lawned areas and shrubs, a driveway and a large single garage. The rear garden is private and faces south/westerly with a patio, lawn and timber fencing and brick walling to enclose. Further benefits include gas radiator heating and uPVC double glazing. (A/960/M)

AGENTS NOTES - Service Charges for 2024/25 were (£288.72)

### 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.

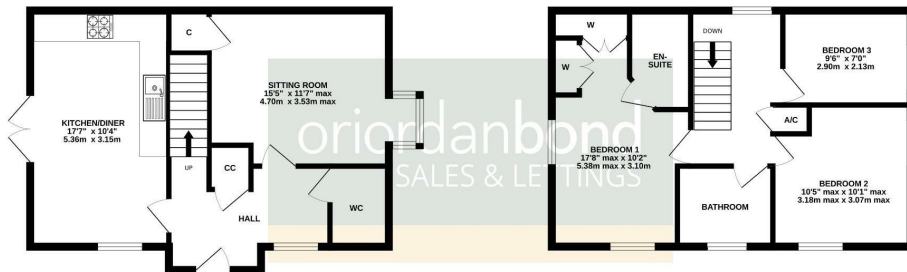
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GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.1 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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